

WELCOME TO

25 Telegram Mews

SUITE 1916



ROYAL LEPAGE
CHAIRMAN'S CLUB
NATIONAL TOP 1%
2012-2020

Shawn Zigelstein
Broker

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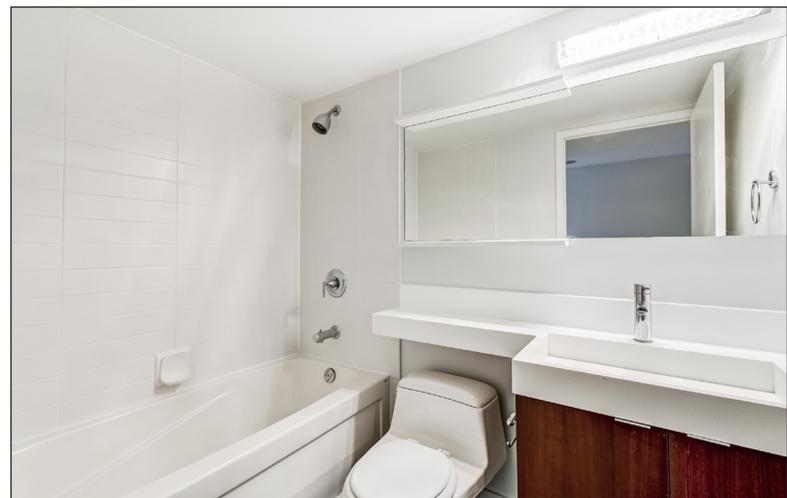
Your **Community**[™]
REALTY



BROKERAGE INDEPENDENTLY OWNED & OPERATED

25 Telegram Mews, Suite 1916





PUBLIC SCHOOLS

Your neighbourhood is part of a community of Public Schools offering Elementary, Middle, and High School programming.

Jean Lumb Public School

Designated Catchment School
Grades PK to 8
20 Brunel Court

Harbord Collegiate Institute

Designated Catchment School
Grades 9 to 12
286 Harbord St

Other Local Schools

Lord Lansdowne Junior Public School
Grades K to 6
33 Robert St

Downtown Vocal Music Academy of Toronto
Grades 4 to 8
96 Denison Ave

ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

ALPHA Alternative Junior School
Grades PK to 6
20 Brant St

Oasis Alternative Secondary School
Grades 9 to 12
20 Brant St

CATHOLIC SCHOOLS

Your neighbourhood is part of a community of Catholic Schools offering Elementary, Middle, and High School programming.

St. Mary Catholic School

Grades PK to 8 (Assigned)
20 Portugal Square

ÉEC du Sacré-Coeur-Toronto

Grades PK to 6 (Assigned)
98 Essex Street

ÉSC Saint-Frère-André

Grades 7 to 12 (Assigned)
330 Lansdowne Ave

St. Michael's Choir School

Grades 3 to 12
67 Bond St

PRIVATE SCHOOLS

The private schools nearest to you are:



Discovering Minds Montessori

Grades PK to 3, Ungraded
74 Bathurst St

Cornerstone Preparatory (Toronto Campus)

Grades K to 12
177 Beverley Street

Newton International College

Grades 9 to 12
17 Toronto St

Keystone International Secondary School

Grades 9 to 12
23 Toronto St

PARKS & REC.

This home is located in park heaven, with 4 parks and 9 recreation facilities within a 20 minute walk from this address.



Canoe Landing

95 Fort York Blvd



2 min

Victoria Memorial Square Park

10 Niagara St



6 min

Clarence Square Park

25 Clarence Sq



4 min

FACILITIES WITHIN A 20 MINUTE WALK

- 1 Dog Park
- 1 Playground
- 2 Sports Fields
- 2 Trails
- 2 Picnic Facilities
- 1 Botanical Garden

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 2 minute walk away and the nearest rail transit stop is a 14 minute walk away.

Nearest Rail Transit Stop

St Andrew Station

14 min

Nearest Street Level Transit Stop

Spadina Ave At Bremner Blvd North Side

2 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 1.77km.

Toronto Western Hospital (University Health Network)

399 Bathurst St

Fire Station

339 Queens Quay W

Police Station

255 Dundas St W

CONVENIENCE

This home is located near everyday amenities to make your daily errands easier.

Coffee

Grocery

Gas Station



HoodQ

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WELCOME HOME TO THE MONTAGE IN CITYPLACE

This 2 Bedroom And 2 Bathroom Condo Is Ready For You To Move In And Fall In Love With A Wonderful Open Concept Layout, Floor To Ceiling Windows, Brand New Kitchen Appliances, New Flooring Throughout, Pot Lights, Open Balcony With A Great City View, Parking And Locker And So Many Other Amazing Features. Wait Till You See The Amenities, They Are 10+ So Much To Walk To - Close To The Waterfront And Great Restaurants.

Extras: All Electric Light Fixtures, All Window Coverings, All Existing Brand New Appliances: Electrolux Stainless Steel Fridge, Samsung Stainless Steel Built-In Microwave, Comfee Stainless Steel Built-In Dishwasher, Samsung Stainless Steel Flat Top Stove, Stackable White Washer and Dryer, New Laminate Floors, Parking, Locker And All Other Permanent Fixtures.

Taxes: \$ 2,602.92/2021 Maintenance Fees: \$503.66/month

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