

WELCOME TO

31 Briar Dale Blvd

www.31BriarDale.com



Sarah Norris
Sales Representative



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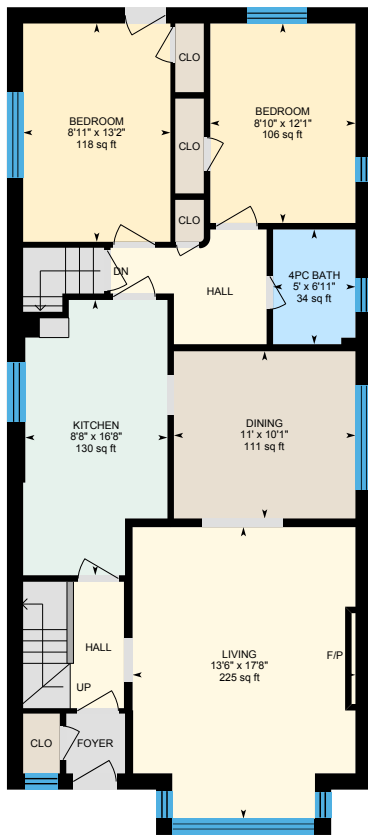


ROYAL LEPAGE
CHAIRMAN'S CLUB
NATIONAL
TOP 1%
LIFETIME MEMBER

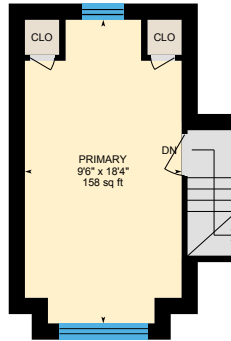
Shawn Zigelstein
Broker



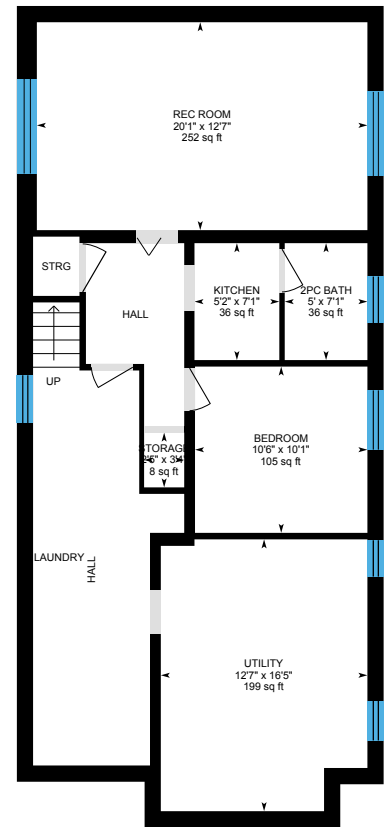
31 Briar Dale Blvd, Toronto



Main Floor



2nd Floor



Basement (Below Grade)





PUBLIC SCHOOLS

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

Blantyre Public School

Designated Catchment School
Grades PK to 8
290 Blantyre Ave

Malvern Collegiate Institute

Designated Catchment School
Grades 9 to 12
55 Malvern Ave

Other Local Schools

**Kapapamahchakwew -
Wandering Spirit School**
Grades PK to 12
16 Phin Ave

Courcelette Public School

Grades PK to 8
100 Fallingbrook Rd

ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

Claremont School

Grades 1 to 8
70 Silver Birch Ave

CATHOLIC SCHOOLS

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

St. John Catholic School

Grades PK to 8
780 Kingston Rd

ÉÉC Georges-Étienne- Cartier

Grades PK to 6
250 Gainsborough Rd

Notre Dame High School

Grades 9 to 12
12 Malvern Ave

Neil McNeil High School

Grades 9 to 12
127 Victoria Park Ave

PRIVATE SCHOOLS

The private schools nearest to you are:



Baitul Mukarram Academy

Grades K to 8
3334 Danforth Ave

Avalon Children's Montessori School

Grades PK to 8
65 Glen Manor Dr

Beacon School

Grades 1 to 8
2191 Gerrard St E

Community Life Christian School

Grades PK to 6
140 Dawes Rd

PARKS & REC.

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



Blantyre Park

180 Fallingbrook Rd



2 mins



Golf Club Parkette

78 Ferncroft Dr



8 mins



Lynndale Parkette

10 Lynndale Cres



3 mins



The Balmy Beach

2 Silver Birch Ave



25 mins

FACILITIES WITHIN A 20 MINUTE WALK

2 Playgrounds

1 Pool

1 Ball Diamond

1 Golf Course

1 Outdoor Games

Facility

1 Country Club

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away and the nearest rail transit stop is a 20 minute walk away.



Nearest Rail Transit Stop

Victoria Park Station



Nearest Street Level Transit Stop

Kingston Rd At Hunt Club Dr



1 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 3.86km.



Toronto East Health Network - Michael Garron Hospital

825 Coxwell Ave



Fire Station

3600 Danforth Ave



Police Station

101 Coxwell Ave

HoodQ

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OPPORTUNITY IN PRIME LOCATION!

This Charming 3-Bedroom Home Is Located In The Heart Of The Lovely, Family Oriented Neighbourhood Of The Highly Sought After Blantyre Park! This Wonderful Home Has Been Lovingly Maintained By The Same Owners For Over 50 Years, And Features A Large Combined Living & Dining Room Area With Fireplace, French Doors, and Large Picture Window Allowing Beautiful Sunlight To Stream Through. There Is An Excellent Sized Fenced Backyard With A Walkout Deck. The Full, Unfinished Basement Requires Some TLC, Yet Has A Separate Entrance. 31 Briar Dale Is Move-In Ready Or Feel Free To Reimagine The Floor Plan And Renovate To Your Personal Taste. This Home Is Located Close To Every Amenity Imaginable, Including Minutes To The Prestigious Toronto Hunt Club (One of Canada's Most Historic Golf Clubs Located Right On The Scarborough Bluffs), The Toronto Beaches, Shopping, Restaurants, Top-Ranked Schools, TTC, And Of Course, Blantyre Park With Its Swimming Pool, Baseball Diamond, And Playground.. You'll Love This Neighbourhood, So Come On By For A Visit.

Extras: Including All Existing Appliances (As Is): Stove, Refrigerator, Washer, Dryer, Freezer & Gas Stove in Basement; All window coverings and all Electrical Light Fixtures and Ceiling Fan in Primary Bedroom. Air Conditioning Wall Unit in Primary Bedroom.

Rentals: Hot Water Tank; Weil-McLain High-Efficiency Gas Boiler

Lot: 35.00 ft x 110.00 ft | Taxes: \$4,935.40/2022

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