

34 Clifton Avenue | TORONTO

SCHOOLS

With excellent assigned and local public schools near this home, your kids will get a great education in the neighbourhood.



Charles H Best Junior Middle School

Designated Catchment School
Grades 4 to 8
285 Wilmington Ave

Wilmington Elementary School

Designated Catchment School
Grades PK to 3
330 Wilmington Ave

William Lyon Mackenzie Collegiate Institute

Designated Catchment School
Grades 9 to 12
20 Tillplain Rd

ÉS Étienne-Brûlé

Designated Catchment School
Grades 7 to 12
300 Banbury Rd

ÉE Paul-Demers

Designated Catchment School
Grades PK to 6
100 Ravel Rd

Other Local Schools

Claude Watson School for the Arts

Grades 4 to 8
130 Doris Ave

Bannockburn Public School

Grades PK to 4
12 Bannockburn Ave

PARKS & REC.

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



Irving W. Chapley Park

205 Wilmington Ave



2 mins

Maxwell Park

Dellbank Rd



3 mins

Irving W. Chapley Community Centre

205 Wilmington Ave



5 mins

FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|---------------------|-----------------------|
| 1 Playground | 1 Community Centre |
| 1 Pool | 1 Splash Pad |
| 1 Rink | 1 Sports Court |
| 2 Tennis Courts | 1 Trail |
| 2 Basketball Courts | 1 Nature Centre |
| 2 Ball Diamonds | 1 Fitness/Weight Room |



Scan to view
more information!

www.34clifton.com



TEAM ZOLD

Call us for more information
on this beautiful home!

Scan to view
more information!

34 Clifton Avenue

Welcome To 34 Clifton Avenue, A Much-Loved 3+2 Bedroom Home
In The Heart Of Bathurst Manor, Offered For Sale For The First Time

Cherished By Four Generations, This Special Residence Carries A True Sense Of Warmth, History, And Belonging, Offering Close To 2,500 Square Feet Of Living Space Designed For Family Connection, Everyday Comfort, And Meaningful Moments At Home.

The Main Floor Invites You In With An Open-Concept L-Shaped Living And Dining Area, Where Natural Light Pours Through A Large Picture Window And The Walkout To The Deck Creates An Easy Flow For Quiet Mornings, Family Dinners, And Relaxed Gatherings. The Generous Eat-In Kitchen, Complete With A Charming Coffee Nook, Is A Natural Place To Cook, Bake, Talk, And Linger, While Original Hardwood Floors Bring Warmth And Timeless Character Throughout The Main Level.

The Bright Lower Level, Complete With A Separate Entrance, Full Kitchen, Two Bedrooms, A Spacious Recreation Room, And Ample Storage, Offers Wonderful Flexibility For Extended Family, Visiting Guests, Or Creating A Comfortable Space For The Next Generation. Laundry On Both The Main Floor And Lower Level Adds Thoughtful Convenience To Daily Life.

Outdoors, The Fully Fenced Backyard Offers A Peaceful And Secure Setting For Children, Pets, Summer Meals, And Time Spent With Family And Friends. From The Covered Front Porch To The Perennial Gardens And Picturesque Maple Tree, The Home's Curb Appeal Feels Welcoming, Familiar, And Full Of Heart.

A Rare Opportunity In A Sought-After, Amenity-Rich Neighbourhood, This Lovingly Maintained Home Is Ready To Welcome Its Next Chapter And The Memories Still To Come.

This Home Is Close To All Key Amenities Including Top Ranked Schools, Places Of Worship, Walking Trails, Parks, Hospitals And Medical Buildings, Excellent Shopping Areas (Including Yorkdale Shopping Mall), York University, The TTC, Hwy 401, And The Allen Expressway.



Shawn Zigelstein
Broker



Sarah Norris
Sales Representative



TEAM ZOLD
Your Home • Your Life • Your Realtors



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289-GET-ZOLD | office 416.443.0300 | **289.536.3957**

65B West Beaver Creek Rd - 2nd Floor, Richmond Hill, ON L4B 1K4
Not intended to solicit those currently under contract with another brokerage.

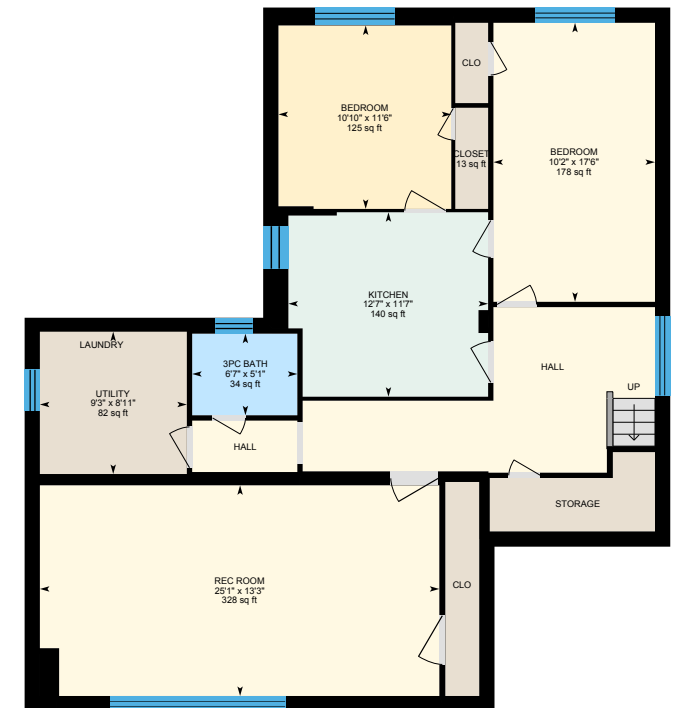
Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility.



34 Clifton Avenue



Main Floor
Exterior Area 1415.91 sq ft



Basement (Below Grade)
Exterior Area 1378.81 sq ft