

WELCOME TO

350 Rancee Avenue

www.350rancee.com



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

Shawn Zigelstein
Broker

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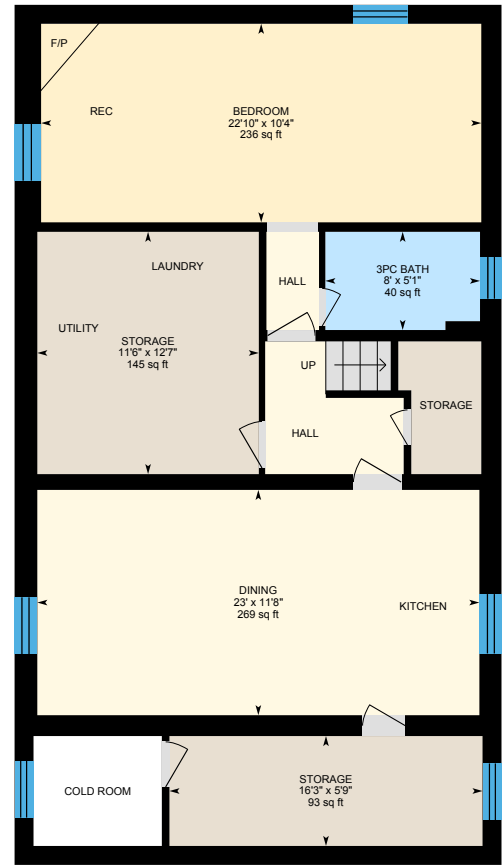
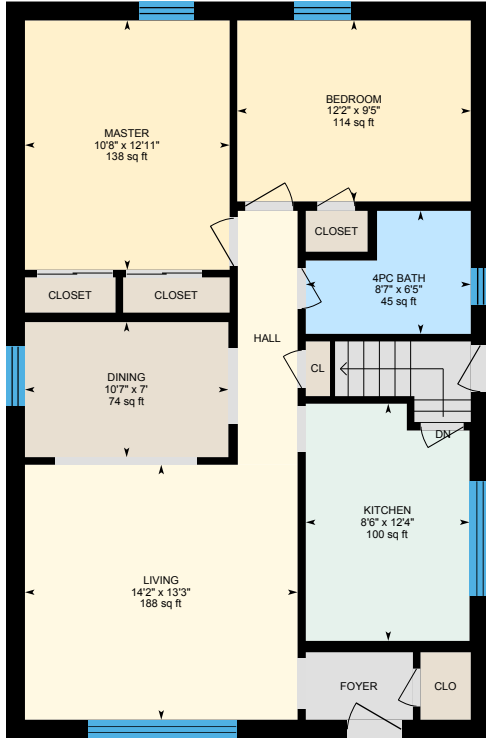
905.731.2000
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YOUR
Community
REALTY™



BROKERAGE INDEPENDENTLY OWNED & OPERATED

350 Rancee Avenue, Toronto





PUBLIC SCHOOLS

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

Baycrest Public School

Designated Catchment School
Grades PK to 8
145 Baycrest Ave

É Élé Mathieu-da-Costa

Designated Catchment School
Grades PK to 6
116 Cornelius Pkwy

Lawrence Heights Middle School

Designated Catchment School
Grades 6 to 8
50 Highland Hill

John Polanyi Collegiate Institute

Designated Catchment School
Grades 9 to 12
640 Lawrence Ave W

ES Étienne-Brûlé

Designated Catchment School
Grades 7 to 12
300 Banbury Rd

ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

Yorkdale Secondary School (EdVance)

Grades 12
38 Orfus Rd

Yorkdale Adult Learning Centre

Grades 12, Adult
38 Orfus Rd



CATHOLIC SCHOOLS

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

St. Charles Catholic School

Grades PK to 8 (Assigned)
50 Claver Ave

ÉEC Saint-Noël-Chabanel-Toronto

Grades PK to 6 (Assigned)
30 Thistle Down Boulevard

ESC Monseigneur-de-Charbonnel

Grades 7 to 12 (Assigned)
110 Drewry Ave

Dante Alighieri Academy

Grades 9 to 12
60 Playfair Ave

PRIVATE SCHOOLS

The private schools nearest to you are:



Sterling Hall School

Grades K to 8
99 Cartwright Avenue

Fieldstone Day School

Grades PK to 8
2999 Dufferin Street

Fieldstone King's College School

Grades 9 to 12
2999 Dufferin Street

Yeshiva Bnei Zion of Toronto

Grades K to 8
44 Champlain Blvd

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.



Ranee Park

326 Ranee Ave



1 min

Cartwright School Park

100 Bentworth Ave



8 min

Flemington Park

2 Flemington Rd



7 min

FACILITIES WITHIN A 20 MINUTE WALK

4 Playgrounds 1 Wading Pool
2 Sports Fields 2 Tennis Courts
2 Basketball Courts 1 Splash Pad
1 Ball Diamond 1 Trail
4 Lawn Bowling/Bocces 1 Multi-Use Pad

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 9 minute walk away.

Nearest Rail Transit Stop
Yorkdale Station



9 min

Nearest Street Level Transit Stop
Dufferin St At Ranee Ave 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 2.69km.

Humber River Hospital

1235 Wilson Ave



Fire Station
20 Beffort Rd



Police Station
2682 Keele St

CONVENIENCE

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

Coffee



Gym



Grocery



Gas Station



HoodQ

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OPPORTUNITY IN PRIME NORTH TORONTO

Attention First Time Home Buyers, Renovators, And Builders, Your Dream Is Now A Reality.

This Wonderful Bungalow Is Ready For Your Personal Touch. Maintained By The Owners For Over 60 Years, This Great Home Features A Separate Garage, Wonderful Size Yard, 3 Nice Sized Bedrooms, And A Finished Basement With Separate Entrance. A Close Walk To Top Ranked Schools, TTC, Restaurants And Yorkdale Mall.

Extras: All Existing Appliances: GE White Flat Top Stove, Amana White Built in Dishwasher, LG White Side-By-Side Fridge, Maytag White Washer, LG Silver Dryer, 2 Basement Fridges, Basement Stove, Basement Hood Fan, Basement Freezer, Alarm System, Garage Door Opener, Humidifier, Furnace, Fireplace, All Electrical Light Fixtures, All Window Coverings.

Rental: Hot Water Tank

Taxes: \$3,634.20/2020

Lot Size: 40 ft x 130 ft

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