

WELCOME TO

# 378 Dudley Avenue

[www.378Dudley.com](http://www.378Dudley.com)



**Shawn Zigelstein**  
Broker



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

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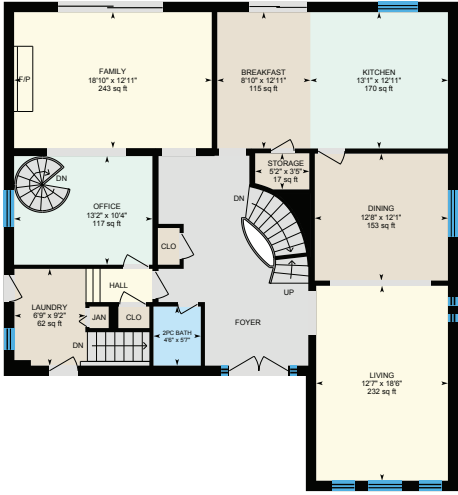
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Your **Community**<sup>™</sup>  
REALTY

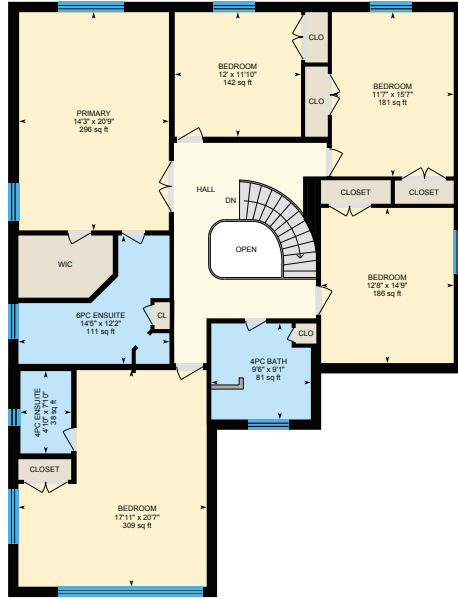
**ROYAL LEPAGE**

BROKERAGE INDEPENDENTLY OWNED & OPERATED

# 378 Dudley Ave, 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.

### Finch Public School

Designated Catchment School  
Grades PK to 5  
277 Finch Ave E

### É Éléonore Paul-Demers

Designated Catchment School  
Grades PK to 6  
100 Ravel Rd

### Cummer Valley Middle School

Designated Catchment School  
Grades 6 to 8  
70 Maxome Ave

### Earl Haig Secondary School

Designated Catchment School  
Grades 9 to 12  
100 Princess Ave

### ÉS Étienne-Brûlé

Designated Catchment School  
Grades 7 to 12  
300 Banbury Rd

### Other Local Schools

#### Claude Watson School for the Arts

Grades 4 to 8  
130 Doris Ave

## ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

### Avondale Secondary Alternative School

Grades 9 to 12  
24 Silverview Drive

### Drewry Secondary School

Grades 9 to 12  
70 Drewry Ave



## CATHOLIC SCHOOLS

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

### Blessed Trinity Catholic School

Grades PK to 8 (Assigned)  
3205 Bayview Ave

### ÉÉC Sainte-Madeleine

Grades PK to 6 (Assigned)  
1 Ness Dr

### ÉSC Monseigneur-de-Charbonnel

Grades 7 to 12 (Assigned)  
110 Drewry Ave

### St. Cyril Catholic School

Grades PK to 8  
18 Kempford Blvd

## PRIVATE SCHOOLS

The private schools nearest to you are:



### Apollo High School

Grades 9 to 12  
5467 Yonge St

### St. George Academy

Grades 9 to 12  
77 Finch Avenue West

### Unionville Academy

Grades 9 to 12  
24 Drewry Ave

### Drewry Academy

Grades 9 to 12  
24 Drewry Ave

## PARKS & REC.

This home is located in park heaven, with 4 parks and 7 recreation facilities within a 20 minute walk from this address.



### Pemberton Parkette

89 Pemberton Ave



3 min

### Bishop Park

45 Bishop Ave



4 min

### Kenneth Park

417 Kenneth Ave



3 min

### FACILITIES WITHIN A 20 MINUTE WALK

4 Playgrounds 2 Trails  
1 Picnic Facilities

## 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 7 minute walk away.

### Nearest Rail Transit Stop

Finch Station



7 min

### Nearest Street Level Transit Stop

Finch Ave East At Dudley Ave



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 3.77km.

### North York General Hospital

4001 Leslie St

### Fire Station

12 Canterbury Pl

### Police Station

30 Ellerslie Ave

## CONVENIENCE

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

### Coffee

Icon of a coffee cup

### Gym

Icon of a person at a gym

### Grocery

Icon of a shopping cart

### Gas Station

Icon of a gas pump



## HoodQ

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## \*\*\*AMAZING OPPORTUNITY FOR THIS MASSIVE 6 BEDROOM HOME IN THE HEART OF NORTH YORK\*\*\*

It's Not Often That A Home Hits The Market That Has So Many Great Possibilities. This Home Is Almost 3600sq Ft Plus A Completely Finished Basement, A Total of over 5000sq Ft To Make Your Very Own. Maintained And Updated Over The Years By The Original Owners This Home Features An Open Concept Layout And Large Room Sizes Which Are Great For Entertaining, A Huge Eat In Kitchen, New Hardwood Floors, Skylight, Professionally Finished Basement, 2 Fireplaces, And An Inground Pool And Backyard Oasis That Has To Be Seen To Feel The Peace And Tranquility You Can Rarely Get In The City. One Of The Other Fantastic Features In The Home, Is The Separate Entrance To The Basement Which You Use For Whatever You And Your Family Need. This Home Is A Quick Walk To Public Transit, Subway, Parks, Top Rated Schools, Shopping, Restaurants, And So Much More. Come See It Soon And Give It Your Own Special Designers Touch.

### Extras:

All Existing Appliances: Whirlpool Stainless Steel French Door Fridge, Hotpoint Built-In Wall Oven, Roper Stainless Steel Electric Cooktop, Selectamatic Newtone Ivory Hoodfan, Whirlpool Stainless Steel Built-In Dishwasher, Panasonic Microwave; Denby Bar Fridge, Whirlpool Grey Washer and Dryer, All Window Coverings, All Electrical Light Fixtures (unless excluded), CVAC and all attachments, Two Garage Door Openers, Furnace, A/C, Pool and All Equipment

Excluded: Dining Room Light Fixture. Rental: HWT, Alarm System

55.02 Ft X 114.85 Ft | Taxes: \$12,159.10/2021