

WELCOME TO

*39 Pepper Vine Way*

[www.39PepperVineway.com](http://www.39PepperVineway.com)



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

**Shawn Zigelstein**  
Broker

TEAM **ZOLD**

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YOUR **Community**  
REALTY™

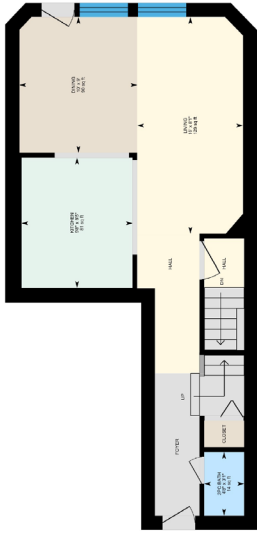
**ROYAL LEPAGE**

BROKERAGE INDEPENDENTLY OWNED & OPERATED

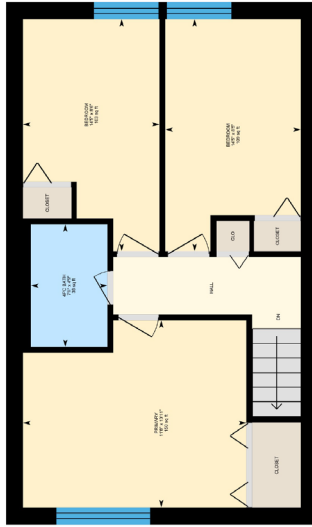
905.731.2000



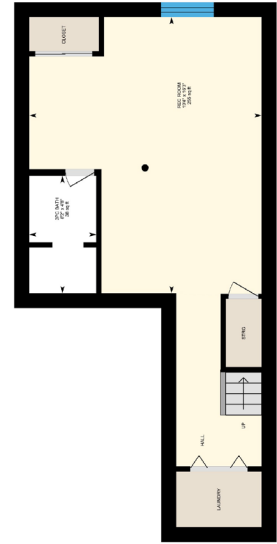
# 39 Pepper Vine Way, Toronto



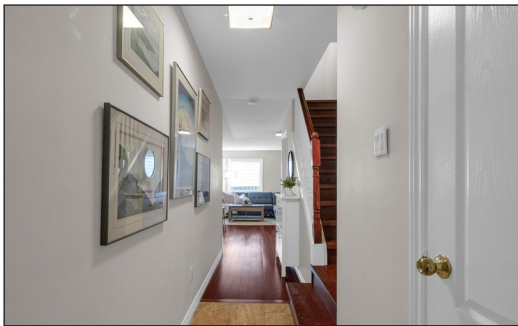
**1st Floor**  
Exterior Area 570.41 sq ft



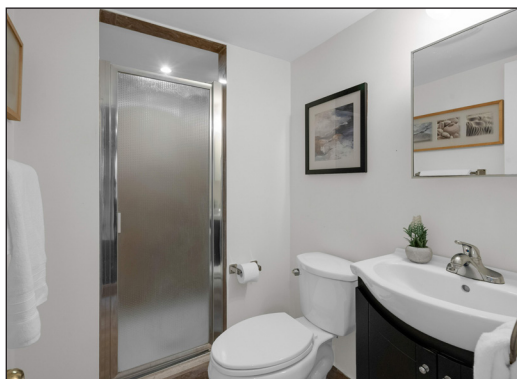
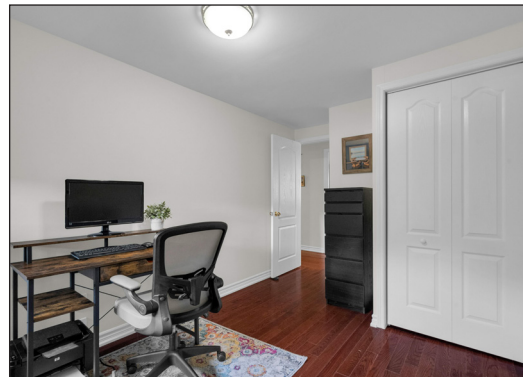
**2nd Floor**  
Exterior Area 625.00 sq ft



**Basement (Below Grade)**  
Exterior Area 485.47 sq ft









# 39 Pepper Vine Way, Toronto

## PUBLIC SCHOOLS

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

### ÉS Étienne-Brûlé

Designated Catchment School  
Grades 7 to 12  
300 Banbury Rd

### Don Valley Middle School

Designated Catchment School  
Grades 6 to 8  
3100 Don Mills Rd

### ÉE Paul-Demers

Designated Catchment School  
Grades PK to 6  
100 Ravel Rd

### Georges Vanier Secondary School

Designated Catchment School  
Grades 9 to 12

### Crestview Public School

Designated Catchment School  
Grades PK to 5  
101 Seneca Hill Dr

### Other Local Schools

#### Lester B. Pearson Elementary School

Grades K to 8

## ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

### Avondale Elementary Alternative School

Grades PK to 8  
25 Bunty Ln

### North East Secondary Alternative School

Grades 10 to 12

## CATHOLIC SCHOOLS

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

### ÉSC Monseigneur-de-Charbonnel

Grades 7 to 12  
110 Drewry Ave

### ÉEC Sainte-Madeleine

Grades PK to 6  
1 Ness Dr

### St. Cyril Catholic School

Grades PK to 8  
18 Kempford Blvd

### Blessed Trinity Catholic School

Grades PK to 8  
3205 Bayview Ave

## PRIVATE SCHOOLS

The private schools nearest to you are:



### Webtree Academy

Grades 9 to 12  
60 Scarsdale Rd

### St. George Academy

Grades 9 to 12  
5 Park Home Ave #120

### Bannockburn School

Grades PK to 8, Ungraded  
3080 Bayview Ave

### Signet Christian Private School

Grades K to 12  
1100 Bellamy Rd N

## 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.



**FACILITIES WITHIN A 20 MINUTE WALK**  
6 Playgrounds  
8 Tennis Courts  
3 Basketball Courts  
2 Ball Diamonds  
3 Sports Fields  
1 Splash Pad  
2 Sports Courts  
3 Trails



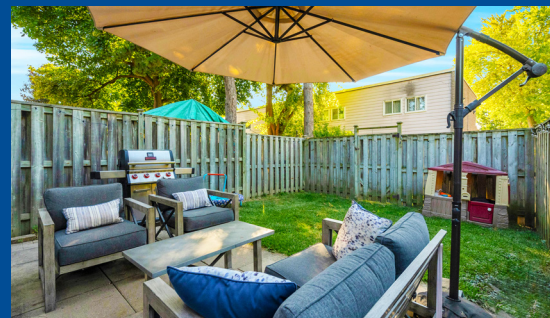
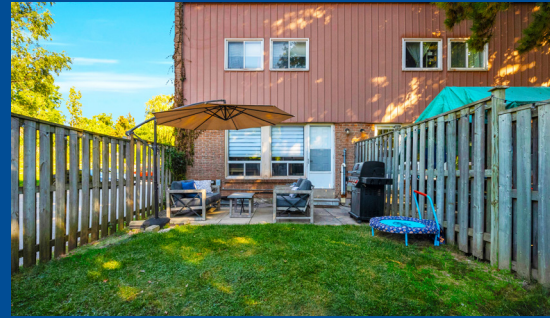
## TRANSIT

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 11 minute walk away.



## SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a hospital, and a police station within 4.05km.



\*\*\*Welcome To This Beautifully Renovated End-Unit Condo Townhouse In The Heart Of Bayview Village\*\*\*

One Of North York's Most Desirable And Well-Established Communities. This Rare Offering Combines Modern Elegance With Exceptional Privacy, Making It A Perfect Retreat For Those Seeking Comfort, Style, And Convenience. From The Moment You Step Inside, You'll Be Greeted By A Bright And Spacious Layout Enhanced By Beautiful Hardwood Flooring That Flows Seamlessly Throughout The Main And Second Floors. The Kitchen Has Been Thoughtfully Redesigned With Contemporary Finishes, Featuring Sleek Granite Countertops, Custom Cabinetry, Stainless Steel Appliances, And A Chic Backsplash That Adds A Touch Of Sophistication. Whether You're Preparing A Quiet Dinner Or Entertaining Guests, This Space Is Both Functional And Inviting. The Bathroom Has Been Fully Renovated With Spa-Like Features, Including A Deep Soaker Tub, Modern Fixtures, And Elegant Tilework That Create A Calming Atmosphere. Natural Light Pours In Through Extra Windows Exclusive To This End Unit, Offering A Warm And Airy Ambiance Throughout The Day.

The Finished Basement Provides A Versatile Space That Can Easily Serve As A Family Room, Home Office, Gym, Or Guest Suite. With Ample Storage And A Dedicated Laundry Area, It's As Practical As It Is Polished. Step Outside To Your Own Private, Fenced Backyard—An Ideal Spot For Morning Coffee, Weekend Barbecues, Or Simply Relaxing In A Quiet, Green Setting.

Located Just Minutes From Bayview Village Shopping Centre, Subway Access, Top-Rated Schools, Parks, And Major Highways, This Home Offers The Perfect Balance Of Tranquility And Urban Convenience. Whether You're A First-Time Buyer, Downsizer, Or Investor, This Turnkey Property Is Ready To Welcome You Home.

Experience The Charm, Comfort, And Lifestyle That Only Bayview Village Can Offer—All Wrapped Up In This Stunning End-Unit Townhome. Included: All Existing Stainless Steel Appliances: Samsung Fridge, Samsung Stove, Samsung Built-In Dishwasher, Insignia Microwave, Whirlpool White Washer, GE White Dryer, All Electrical Light Fixtures And Ceiling Fans Unless Excluded, All Window Coverings And Blinds Unless Excluded, Nest Thermostat, Garage Door Opener And Remotes, AC

Excluded: Shoe Cabinet In The Entryway, Dining Room Light Fixture, Curtain And Rods In Primary Bedroom, Curtains And Rods And Video Camera In Bedroom, TVs, Surround Sound System In Basement, Nest Doorbell, Nest Smoke Detector, BBQ.

Rentals: Hot Water Tank & Boiler System

Maintenance Fees: \$613.46/month (includes cable TV, internet, common area maintenance, and water) | Taxes: \$2,797.66/2025

Royal LePage Your Community Realty Brokerage does not warrant or guarantee the information in this feature sheet.