

# 3 Martin Road | TORONTO

## SCHOOLS

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

**Maurice Cody Junior Public School**  
Designated Catchment School  
Grades PK to 5  
364 Belsize Dr

**Northern Secondary School**  
Designated Catchment School  
Grades 9 to 12  
851 Mt Pleasant Rd

**Collège français secondaire**  
Designated Catchment School  
Grades 7 to 12  
100 Carlton St

**Hodgson Middle School**  
Designated Catchment School  
Grades 6 to 8  
529 Vaughan Road

**ÉÉ Gabrielle-Roy**  
Designated Catchment School  
Grades PK to 6  
14 Pembroke St

**Other Local Schools**  
**Rosedale Heights School of the Arts**  
Grades 9 to 12  
711 Bloor St E



## 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.



**Pottery Playground**  
601 Merton St  
2 mins

**Maurice Cody Community Centre**  
181 Cleveland St  
5 mins

**Hodgson Public School Grounds**  
282 Davisville Ave  
8 mins

**FACILITIES WITHIN A 20 MINUTE WALK**  
3 Playgrounds 2 Sports Fields  
1 Dog Park 1 Community Centre  
2 Rinks 1 Splash Pad  
2 Basketball Courts 2 Sports Courts  
1 Ball Diamond 1 Gym



Scan to view more information!

www.3Martin.ca



TEAM ZOLD

Call me for more information on this beautiful home!



**Shawn Zigelstein**  
Broker

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office 416.443.0300

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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.

# 3 Martin Road

## Welcome Home To This Beautifully Renovated 3-Bed, 1-Bath Semi-Detached

Perfectly Situated In Davisville Village, One Of Toronto's Most Beloved Neighbourhoods This Thoughtfully Designed Open-Concept Layout Brings Together The Living, Dining, And Gourmet Kitchen Spaces, Creating An Ideal Setting For Family Gatherings And Effortless Entertaining. The Kitchen Features Premium Appliances, Ample Storage, And Expansive Counters For Everyday Cooking.

The Second Level Offers Three Generous Bedrooms, Each Designed With Comfort And Privacy In Mind. The Updated Bathroom Features Modern Fixtures And A Clean, Timeless Aesthetic.

Enjoy Outdoor Living In The Fully Fenced Backyard, Complete With A Deck For Relaxing Or Hosting Friends. Rear-Yard Parking Provides Added Convenience In This High-Demand Area.

Set On A Quiet Street Yet Steps From The Vibrant Amenities Of Bayview And Mount Pleasant, This Home Offers Access To Boutique Shops, Cafés, Restaurants, Top-Tier Schools, Parks, And Transit. A Wonderful Opportunity For Families Or Professionals Seeking A Move-In-Ready Home In Davisville Village.

