

WELCOME TO

— 38 Boston Avenue, Unit 4 —

[www.38bostonloft.com](http://www.38bostonloft.com)



**Vanessa Resendes**  
Sales Representative



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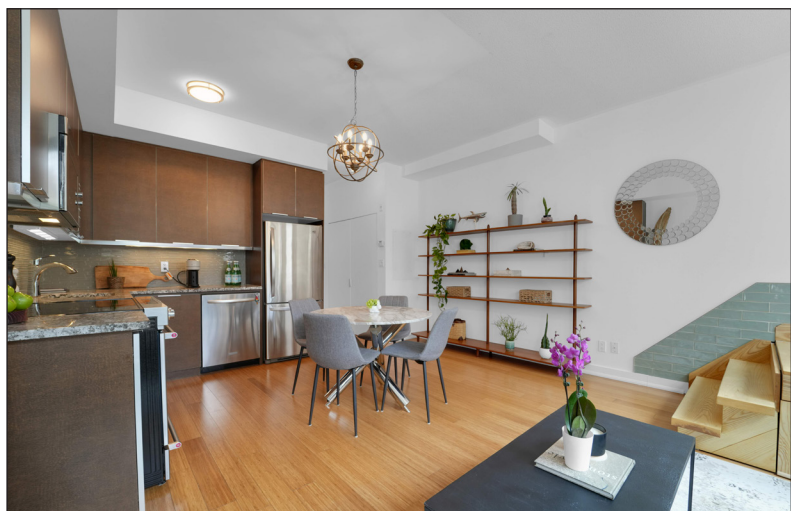


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**Shawn Zigelstein**  
Broker





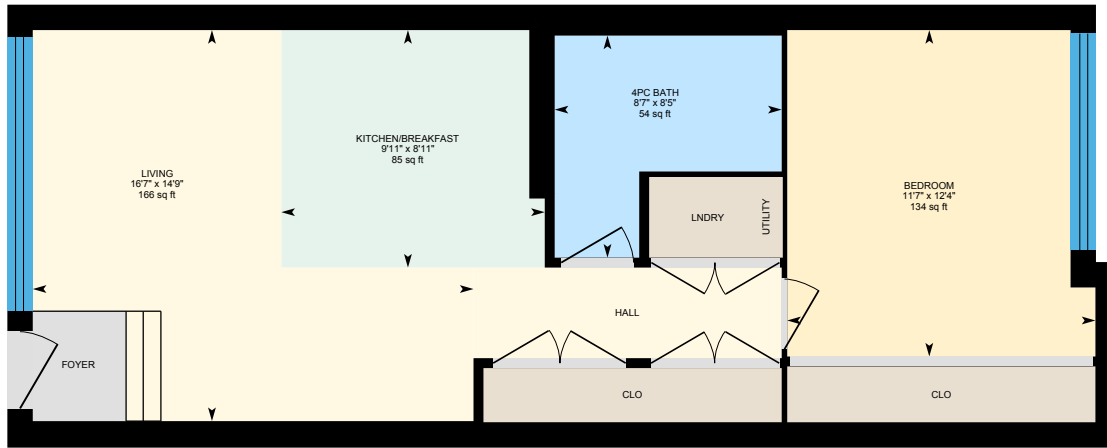








# 38 Boston Avenue, Unit 4, Toronto



## 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.



**John Chang Neighbourhood Park**  
50 Colgate Ave



3 mins



**Jimmie Simpson Park**  
870 Queen St E



5 mins



**Hideaway Park**  
23 Audley Ave



3 mins

### FACILITIES WITHIN A 20 MINUTE WALK

- 4 Playgrounds
- 2 Ball Diamonds
- 1 Dog Park
- 1 Sports Field
- 1 Rink
- 3 Splash Pads
- 2 Tennis Courts
- 2 Sports Courts
- 2 Basketball Courts



## 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 27 minute walk away.



**Nearest Rail Transit Stop**  
Pape Station



**Nearest Street Level Transit Stop**  
250 Carlaw Ave



2 mins

## 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 3.18km.



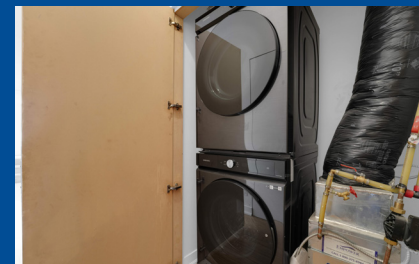
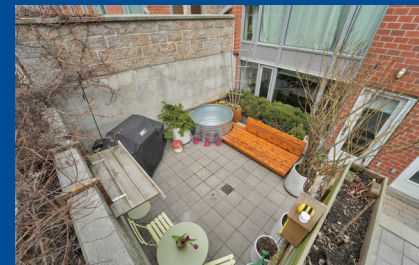
**St Michael's Hospital**  
30 Bond St



**Fire Station**  
840 Gerrard St E



**Police Station**  
101 Coxwell Ave



HoodQ

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## \*\*\*Prime Leslieville Loft-Style Townhouse\*\*\*

Experience The Best Of Urban Living In This Stunning 1-Bedroom Townhouse, Nestled In The Heart Of Vibrant Leslieville. This Loft-Inspired Design Features An Expansive Corner Terrace, Perfect For Entertaining And Relaxation. The Open-Concept Design Boasts Large Windows, Flooding The Space With Natural Light, Complemented By Beautiful Bamboo Flooring, Granite Countertops, And Modern Stainless Steel Appliances. A Custom-Built Staircase With Under-Storage Adds A Touch Of Elegance. The Primary Bedroom Offers A Serene Walkout To A Quiet Courtyard. Enjoy The Convenience Of Being Steps Away From Queen Street, With Its Eclectic Mix Of Boutique Shops And Restaurants, Offering A Lifestyle Where You Can Walk To Everything. Imagine Creating Summertime Memories Nestled In The Heart Of The Beaches Jazz Festival, Cherry Beach, Woodbine Beach And The Largest Off-Leash Dog Park. Be The First To Enjoy PlayPark, Canadas First Year-Round Three Acre World Class Park, Featuring Opportunities For Spontaneous Outdoor Play. Surrounded By Parks And Trails, This Location Is Ideal For Outdoor Enthusiasts And Dog Owners Alike. With 24-Hour Transit And Easy Access To The DVP, This Townhouse Offers The Perfect Blend Of Tranquility And Connectivity.

All Existing Stainless Steel Appliances: Panasonic Microwave Range Hood, Kitchen Aid Dishwasher, Kitchen Aid Stove, LG Fridge, Black Front Load Stacked Samsung Washer & Dryer. All Existing Light Fixtures, All Window Coverings, Granite Counters, Bamboo Floors, Custom Oak Staircase With Storage, Weber BBQ, Custom Outdoor Oak Loveseat

Taxes: \$2,989.91/ 2024 | Maintenance fees: \$532.36/month

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