

WELCOME TO

42 Cavotti Crescent

www.42Cavotti.com



Shawn Zigelstein
Broker



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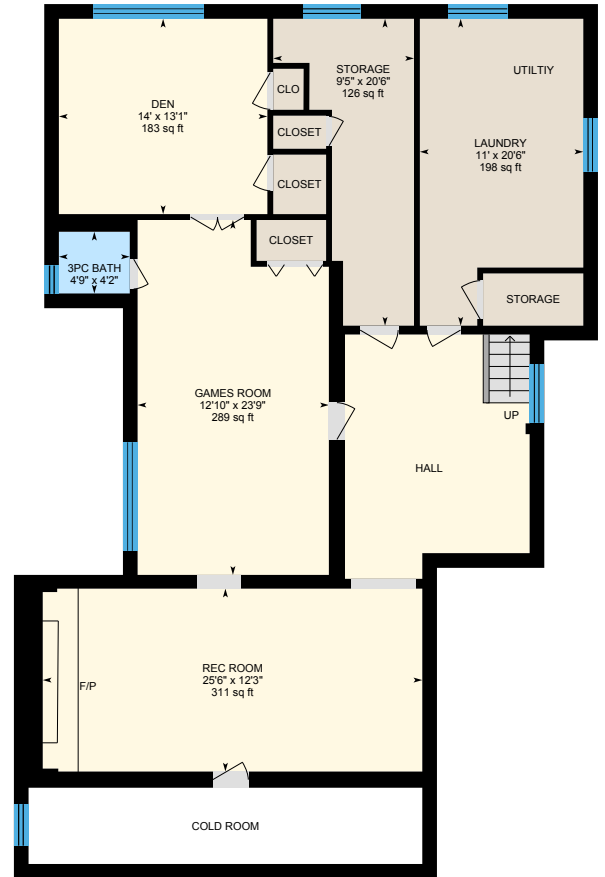
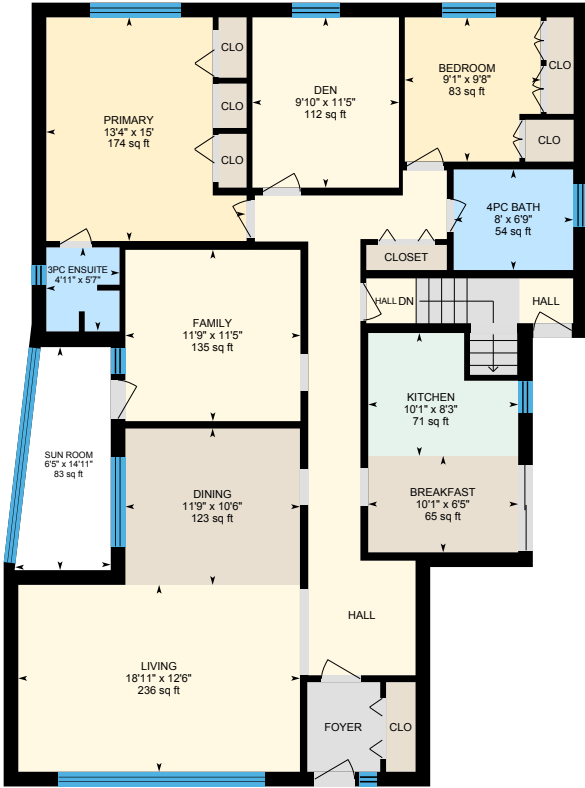
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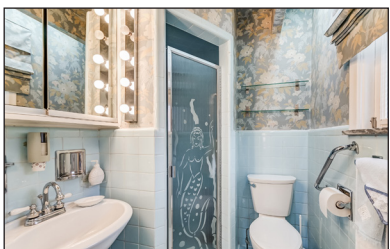
YOUR **Community**
REALTY

ROYAL LEPAGE

BROKERAGE INDEPENDENTLY OWNED & OPERATED

42 Cavotti Crescent, North York





PUBLIC SCHOOLS

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

Charles H Best Junior Middle School

Designated Catchment School
Grades 4 to 8
285 Wilmington Ave

Wilmington Elementary School

Designated Catchment School
Grades PK to 3
330 Wilmington Ave

És Étienne-Brûlé

Designated Catchment School
Grades 7 to 12
300 Banbury Rd

William Lyon Mackenzie Collegiate Institute

Designated Catchment School
Grades 9 to 12
20 Tillplain Rd

É Éléonore Paul-Demers

Designated Catchment School
Grades PK to 6
100 Ravel Rd

ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

Bright Start Academy

Grades 1 to 12
4630 Dufferin St

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Grades 1 to 12
4630 Dufferin St



CATHOLIC SCHOOLS

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

St. Robert Catholic School

Grades PK to 8 (Assigned)
70 Bainbridge Ave

ÉÉC Saint-Noël-Chabanel-Toronto

Grades PK to 6 (Assigned)
30 Thistle Down Boulevard

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:



TanenbaumCHAT

Grades 9 to 12
200 Wilmington Avenue

Adelphiha Christian Academy

Grades PK to 6
4340 Dufferin St

Bais Chaya Mushka

Grades PK to 8
4375 Chesswood Dr

Crawford Adventist Academy

Grades K to 12
531 Finch Avenue West



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.



Garthdale Parkette

88 Garthdale Crt



3 min

Bayhampton Parkette

7 Bayhampton Crt



6 min

Irving W. Chapley Park

205 Wilmington Ave



6 min

FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|---------------------|-----------------|
| 1 Pool | 4 Playgrounds |
| 4 Sports Fields | 2 Tennis Courts |
| 3 Basketball Courts | 1 Splash Pad |
| 3 Ball Diamonds | 1 Rink |
| 1 Community Centre | 3 Lawn |
| 1 Outdoor Dry Pad | Bowling/Bocces |
| | 1 Fitness Room |



TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 3 minute walk away and the nearest rail transit stop is a 23 minute walk away.

Nearest Rail Transit Stop
Sheppard West Station

Nearest Street Level Transit Stop
Wilmington Ave At
Evanston Dr

3 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 5.06km.

Humber River Hospital
1235 Wilson Ave

Fire Station
1009 Sheppard Ave W

Police Station
30 Ellerslie Ave

CONVENIENCE

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

- | | |
|----------------|--------------------|
| Coffee | Gym |
| Grocery | Gas Station |



HoodQ

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First Time On The Market, The Original Owners Have Updated And Meticulously Maintained This Home For The Last 60+ Years. The Home Features Hardwood Floors, Great Room Sizes With A Wonderful Layout, Private Backyard, And Is On One Of The Quietest Streets In The Area. Updated Roof, Furnace, AC, Electrical Panel, Pot Lights, Built In Cabinetry, And So Much More. Side Separate Entrance To A Completely Finished Basement With In Law Suite Potential. Close To Some Wonderful Amenities Including Schools, Trails, Parks, Shopping And Public Transit Just Around The Corner. Great Access To The 401 And The Allen Expressway For A Simple Commute, And A Five Min Drive To The Premier Shopping Centres In The Country. The Manor Is One Of The Most Desirable Areas In North Toronto And Homes On Lots And Streets Like This Very Rarely Hit The Market. Book Your Showing Today To Come See This Home For You And Your Family.

Extras:

All Existing Appliances: Maytag Gemini White Flat Top Stove, Maytag French Door White Fridge, GE White Built-In Microwave, KitchenAid White Built-In Dishwasher, Garborator; Frigidaire Affinity Washer/ Dryer; Basement Appliances: GE White Stove, Woods Fridge, Woods Freezer; GE White Washer/ Dryer, All Window Coverings, and Electrical Light Fixtures, Furnace, Humidifier, Electric Air Cleaner, A/C, CVAC and All Attachments, Insta Hot, Wood Burning Fireplace, Garage Door Opener, Gas Line For BBQ.

Excluded: Dining Room Light Fixture.

Rental: Hot Water Tank.

Lot: 54 Ft x 136.50 Ft | Taxes: \$5,175.25/2021

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