

45 Chipwood Crescent | TORONTO

SCHOOLS

With good assigned and local public schools near this home, your kids can thrive in the neighbourhood.



Ernest Public School

Designated Catchment School
Grades PK to 5
150 Cherokee Blvd

Pleasant View Middle School

Designated Catchment School
Grades 6 to 8
175 Brian Dr

L'Amoreaux Collegiate Institute

Designated Catchment School
Grades 9 to 12
2501 Bridletowne Cir

ÉS Étienne-Brûlé

Designated Catchment School
Grades 7 to 12
300 Banbury Rd

ÉE Laure-Rièse

Designated Catchment School
Grades PK to 6
339 Alton Towers Cir

Other Local Schools

Lester B. Pearson Elementary School

Grades K to 8
7 Snowcrest Ave

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.



Pinto Park

21 Pinto Dr
2 mins

Shawnee Park

81 Shawnee Crcl
6 mins

Hobart Park

39 Hobart Dr
8 mins

FACILITIES WITHIN A 20 MINUTE WALK

- 6 Playgrounds
- 1 Pool
- 2 Rinks
- 4 Tennis Courts
- 5 Ball Diamonds
- 3 Sports Fields
- 1 Community Centre
- 1 Splash Pad
- 3 Sports Courts
- 4 Outdoor Games Facilities
- 1 Fitness/Weight Room

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 5 minute walk away and the nearest rail transit stop is a 27 minute walk away.

Nearest Rail Transit Stop
Don Mills Station

Nearest Street Level Transit Stop
Finch Ave East At Cherokee Blvd

5 mins

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 4.76km.

Scarborough Health Network - Birchmount Campus
3030 Birchmount Rd

Fire Station
700 Seneca Hill Dr

Police Station
50 Upjohn Rd



Scan to view more information!



TEAM ZOLD

Call me for more information on this beautiful home!

Scan to view more information!

45 Chipwood Crescent

Welcome To 45 Chipwood Crescent, A Well-Maintained And Thoughtfully Updated Linked Home In Pleasant View

Featuring Over 3000 Square Feet Of Refined Living With Builder-Designed Upgrades And Modern Enhancements Throughout. Freshly Over The Years, This Property Has Been Customized To Create A Comfortable, Functional Layout With Quality Upgrades Throughout. The Kitchen Has Been Renovated With Modern Finishes And Efficient Workspace Design, Opening Nicely Into The Main Living Areas. Updated Bathrooms, High End Flooring, And A Reworked Interior Layout Give The Home A Cohesive Feel From Top To Bottom.

The Professionally Finished Basement Adds Valuable Living Space, Ideal For A Media Room, Home Office, Or Just Somewhere To Relax. It's A Bright, Well-Planned Lower Level That Enhances The Overall Usability Of The Home. Step Outside And Discover A True Backyard Retreat. The Inground Pool, Hot Tub, And Surrounding Deck Create An Inviting Space For Entertaining, Relaxing, And Enjoying Warm Summer Days. The Yard Has Been Designed For Easy Outdoor Living, Offering Privacy And A Great Setting For Gatherings.

Pleasant View Remains One Of Toronto's Most Convenient And Family-Friendly Neighbourhoods, With Quick Access To Parks, Schools, Shopping, Transit, And Major Highways. This Home Offers A Blend Of Comfort, Upgrades, And Lifestyle-Focused Outdoor Space In A Location Known For Its Accessibility And Community Feel. A Turnkey Opportunity In A Sought-After Pocket Of The City.



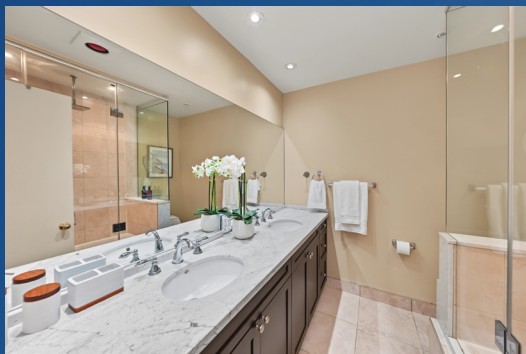


TEAM ZOLD
Your Home • Your Life • Your Realtors

Shawn Zigelstein
Broker

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Not intended to solicit those currently under contract with another brokerage.



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