

WELCOME TO

53 Amberjack Blvd

www.53Amberjack.com



Shawn Zigelstein
Broker



ROYAL LEPAGE
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NATIONAL TOP 1%
LIFETIME MEMBER

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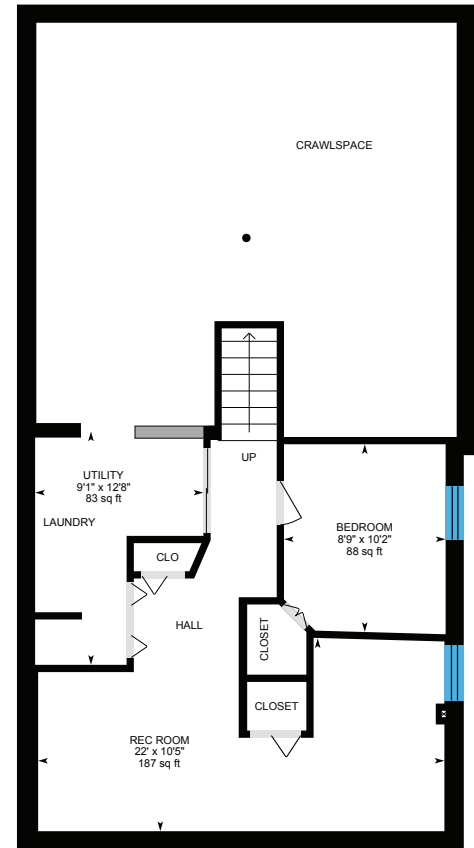
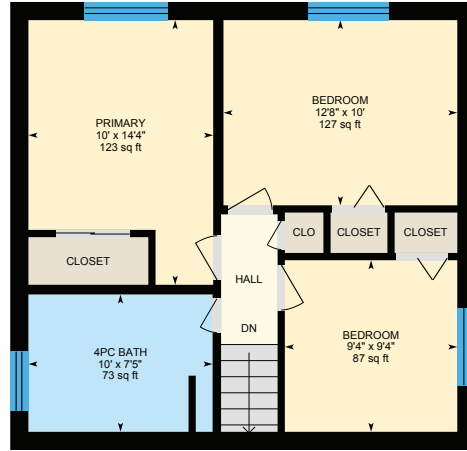
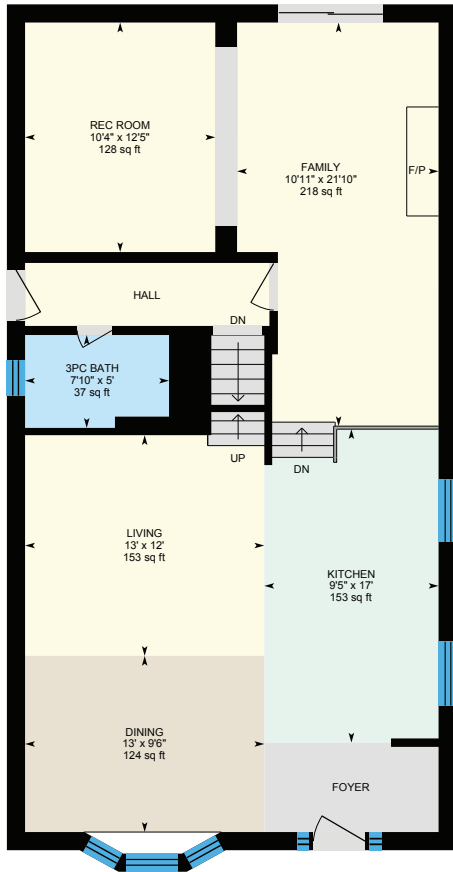
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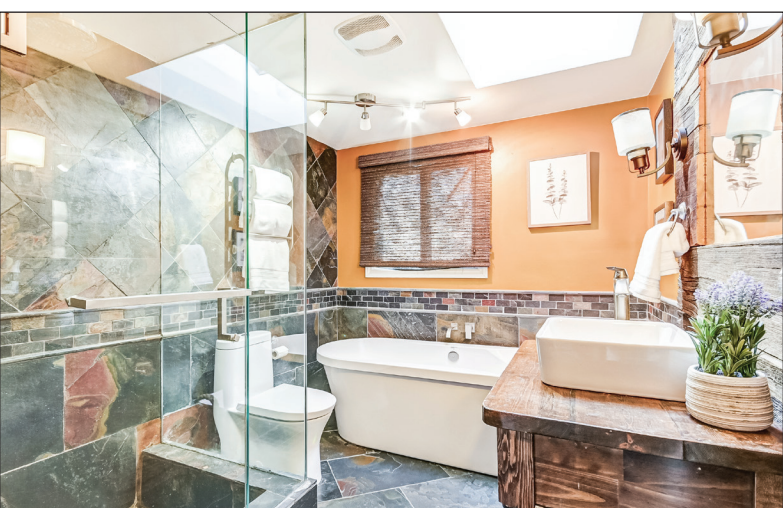
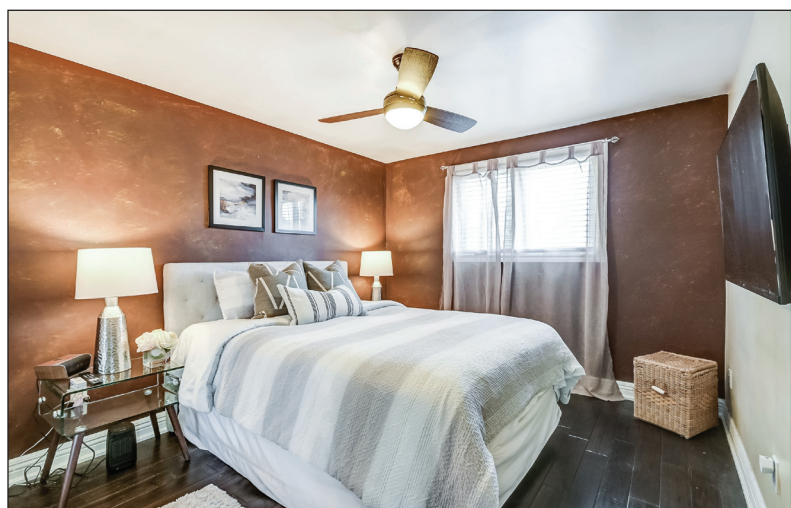
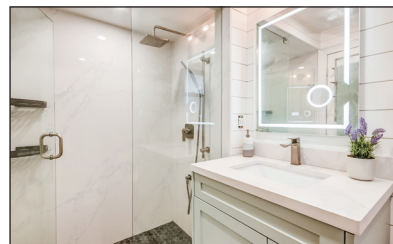
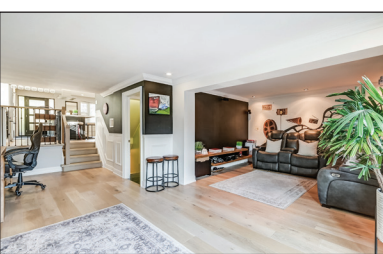
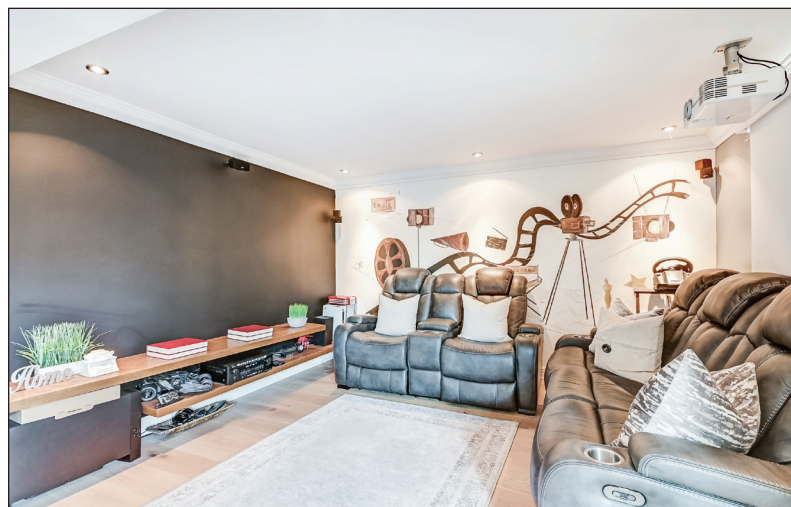
YOUR
Community
REALTY™

ROYAL LEPAGE

BROKERAGE INDEPENDENTLY OWNED & OPERATED

53 Amberjack Blvd, Toronto





PUBLIC SCHOOLS

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

Bellmere Junior Public School

Designated Catchment School
Grades PK to 6
470 Brimorton Dr

Tredway Woodsworth Public School

Designated Catchment School
Grades PK to 8
112 Sedgemount Dr

ÉE Laure-Rièse

Designated Catchment School
Grades PK to 6
339 Alton Towers Cir

Woburn Collegiate Institute

Designated Catchment School
Grades 9 to 12
2222 Ellesmere Rd

ÉS Étienne-Brûlé

Designated Catchment School
Grades 7 to 12
300 Banbury Rd

Other Local Schools

Ben Heppner Vocal Music Academy

Grades 4 to 8
80 Slan Ave

ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

Alternative Scarborough Education 1

Grades 11 to 12
60 Brimorton Dr

Scarborough Village Public School

Grades PK to 8
15 Luella St

CATHOLIC SCHOOLS

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

St. Richard Catholic School

Grades PK to 8
960 Bellamy Rd N

ÉEC Saint-Jean-de-Lalande

Grades PK to 6
500 Sandhurst Cir

ÉSC Père-Philippe-Lamarche

Grades 7 to 12
2850 Eglinton Ave E

St. John Paul II Catholic Secondary School

Grades 9 to 12
685 Military Trail

PRIVATE SCHOOLS

The private schools nearest to you are:



Talanta Academy

Grades 9 to 12
2020 Ellesmere Rd

Z3 Education Centre Private School

Grades 9 to 12
1200 Markham Rd

Three Fishes Christian Elementary School

Grades PK to 8
1100 Bellamy Rd N

Al Haadi School

Grades K to 8
690 Progress 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.



Daventry Garden

Daventry Rd
2 mins



Confederation Park

250 Dolly Varden Blvd
4 mins



Woodsworth Park

122 Sedgemount Rd
2 mins



FACILITIES WITHIN A 20 MINUTE WALK

3 Playgrounds
1 Dog Park
6 Tennis Courts
2 Volleyball Courts
1 Basketball Court
7 Ball Diamonds
2 Sports Fields
2 Sports Courts
1 Community Garden
2 Trails

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 18 minute walk away.

Nearest Rail Transit Stop

Mccowan Station



18 mins

Nearest Street Level Transit Stop

Bellamy Rd North At Brimorton Dr



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 2.28km.

Scarborough Health Network - General Campus

3050 Lawrence Ave E

Fire Station

740 Markham Rd

Police Station

242 Milner Ave



BEAUTIFULLY RENOVATED FAMILY HOME IN PRIME SCARBOROUGH

Welcome Home To This Spacious 4 Level Backsplit Featuring So Many Amazing Updates Incl A Gourmet Kitchen With Huge Centre Island, Built In Temp Control Wine Fridge, Quartz Counter Tops, Custom Cabinetry & High End Appliances. This Is The Perfect House For Entertaining With Tons of Space, Seating & A Bright, Functional Open Concept Layout With Walk Out To The Pool! Enjoy Summer Days Swimming In The Oversized Heated Pool And Beautifully Landscaped Backyard Oasis, Complete With Brand New Composite Deck & Gazebo For BBQ Season. Newly Renovated Lower Level Bathroom & Modern White Oak Hardwood Flooring & Pot lights Throughout. Situated In The Best Location, Just A Short Walk Away From Scarborough Town Centre, Centennial College, UofT, Rec Centre, Bike Trails, TTC & 401.

Extras:

All Existing Appliances: Kitchen Aid Stainless Steel French Door Fridge, Kitchen Aid Stainless Steel Built-In Wall Oven, Kitchen Aid Stainless Steel Industrial Gas Cook Top, Kitchen Aid Stainless Steel Built-In Dishwasher, Ancona Stainless Steel Hood Fan, Silhouette Stainless Steel Temp Control Built-In Wine Fridge; Red Samsung Front Load Washer/Dryer All Electrical Light Fixtures, All Window Coverings, TV Unit in Living Room, CVAC and All Attachments, A/C, Furnace, Humidifier, Pool and All Equipment, Gazebo, Garage Door Opener and Remote.

Excluded: TV in Living Room, TVs and Mounts in Bedrooms, Projector, Mount and Built-In Speakers in Theatre room, Fridges In The Basement, Wood Wine Rack in Kitchen.

Rental: Hot Water Tank

Lot Size: 50 ft x 110 ft | Taxes: \$3,987.50 / 2022