

WELCOME TO

53 Marquette Avenue

www.53marquette.com



Sarah Norris
Sales Representative



TEAM **ZOLD**

Your Home • Your Life • Your Realtors

Working For You!

905.731.2000
www.teamzold.com

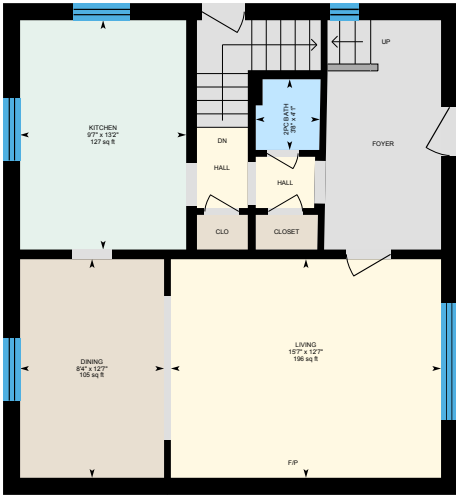


ROYAL LEPAGE
CHAIRMAN'S CLUB
NATIONAL TOP 1%
LIFETIME MEMBER

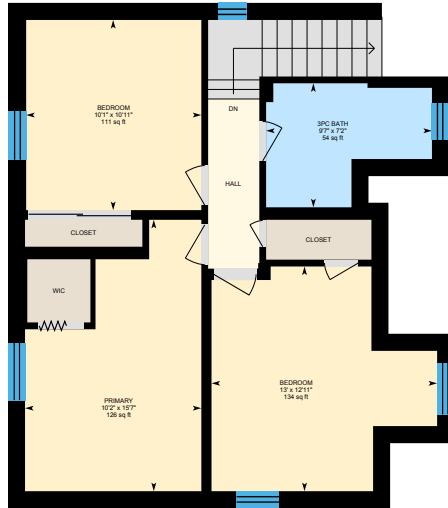


Shawn Zigelstein
Broker

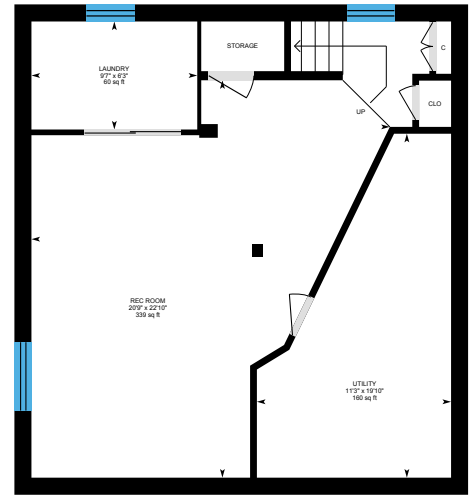
53 Marquette Avenue, North York



Main Floor



2nd Floor



Basement (Below Grade)





PUBLIC SCHOOLS

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

Baycrest Public School

Designated Catchment School
Grades PK to 8
145 Baycrest Ave

É ÉléM Mathieu-da-Costa

Designated Catchment School
Grades PK to 6
116 Corneliuss Pkwy

ÉS Étienne-Brûlé

Designated Catchment School
Grades 7 to 12
300 Banbury Rd

Ledbury Park Elementary and Middle School

Designated Catchment School
Grades PK to 8
95 Falkirk St

John Polanyi Collegiate Institute

Designated Catchment School
Grades 9 to 12
640 Lawrence Ave W

ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

Yorkdale Secondary School (EdVance)
Grades 12
38 Orfus Rd

Yorkdale Adult Learning Centre
Grades 12, Adult
38 Orfus Rd



CATHOLIC SCHOOLS

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

ÉSC Monseigneur-de-Charbonnel

Grades 7 to 12 (Assigned)
110 Drewry Ave

St. Margaret Catholic School

Grades PK to 8 (Assigned)
85 Carmichael Ave

ÉÉC Saint-Noël-Chabanel-Toronto

Grades PK to 6 (Assigned)
30 Thistle Down Boulevard

Loretto Abbey Catholic Secondary School

Grades 9 to 12
101 Mason Blvd

PRIVATE SCHOOLS

The private schools nearest to you are:



Bais Chomesh High School for Girls

Grades 9 to 12
3600 Bathurst St

Yeshiva Bnei Zion of Toronto

Grades K to 8
44 Champlain Blvd

Yeshiva Darchei Torah Private High School

Grades 9 to 12
18 Champlain Blvd

Glen Briar Academy

Grades K to 8
210 Wilson 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.



Elijah Park

117 Rajah St



2 min



Champlain Parkette

50 Champlain Blvd



7 min



Baycrest Park & Arena

160 Neptune Dr



7 min

FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|---------------------|------------------|
| 1 Pool | 3 Playgrounds |
| 2 Sports Fields | 4 Tennis Courts |
| 1 Splash Pad | 1 Ball Diamond |
| 2 Rinks | 1 Arena |
| 1 Track | 1 Trail |
| 1 Picnic Facilities | 1 Indoor Dry Pad |



TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away and the nearest rail transit stop is a 13 minute walk away.



Nearest Rail Transit Stop

Wilson Station



13 min



Nearest Street Level Transit Stop

86 Neptune Dr



1 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 4.22km.



Humber River Hospital

1235 Wilson Ave



Fire Station

476 Lawrence Ave W



Police Station

2682 Keele St



Disclaimer: These materials have been prepared for shawn@teamzold.com and are not intended to solicit buyers or sellers currently under contract with a brokerage. By accessing this information you have agreed to our terms of service, which are hereby incorporated by reference. This information may contain errors and omissions. You are not permitted to rely on the contents of this information and must take steps to independently verify its contents with the appropriate authorities (school boards, governments etc.). As a recipient of this information, you agree not to hold us, our licensors or the owners of the information liable for any damages, howsoever caused.

FABULOUS 3 BED 2 BATH HOME PERFECTLY LOCATED AT BATHURST AND WILSON!

This Wonderful 3-Bedroom Family Home Offers Many Options - Just Move Right In, Or You Can Choose To Renovate Or Build Your Dream Home, In An Area And Street Of Excellent New Developments!

It's Perfectly Located At Bathurst And Wilson, And Just Waiting For You! With A 45' X 114' Lot, It Has A Huge Backyard With Deck, That You Can Turn Into Your Perfect Entertaining Area! Roof Is New (2022), And Fresh Paint In Several Rooms.

The Main Bathroom Has Recently Been Renovated With Separate Shower & Tub.

Close To 401, Ttc, Shopping, Restaurants, Schools, Temple, Churches, And Parks, This Area Offers Many Important Amenities.

It Has An Excellent Transit Score, And Very Good Walk Score. Welcome To This Warm And Friendly Home!

Extras:

All Electrical Light Fixtures (unless excluded), And Window Coverings, All Existing Appliances: New LG Stainless Steel Refrigerator (2022), KitchenAid Stainless Steel Built-In Oven, Frigidaire Stainless Steel Cooktop, Kenmore Stainless Steel Dishwasher, Insignia Stainless Steel Microwave; Newer LG Washer And Maytag Dryer; Garage Door Opener & Remote, Furnace, A/C. Backyard Shed, New Roof (2022).

Rental: Hot Water Tank.

Excluded: 2nd Floor Hall Light Fixture.

Lot: 45 ft x 114 ft | Taxes: \$4,379.30/ 2021

Royal LePage Your Community Realty Brokerage does not warrant or guarantee the information in this feature sheet.