

WELCOME TO

5 Ambleside Ave

www.5Ambleside.com



Sarah Norris
Sales Representative



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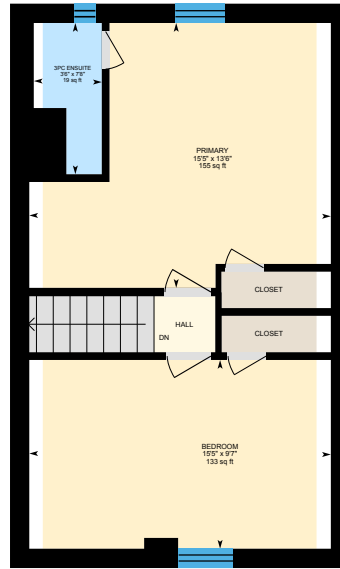


Shawn Zigelstein
Broker

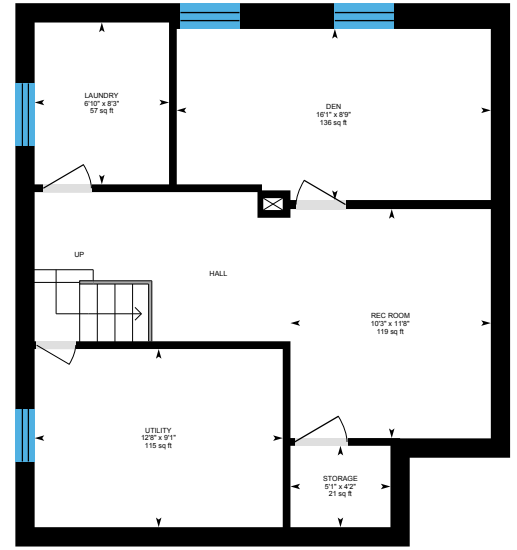
5 Ambleside Ave, Toronto



Main Floor



2nd Floor



Basement (Below Grade)





SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



Castlebar Junior School

Designated Catchment School
Grades PK to 5
70 Chartwell Rd

Norseman Junior Middle School

Designated Catchment School
Grades PK to 8
105 Norseman St

ÉÉ Micheline-Saint-Cyr

Designated Catchment School
Grades PK to 6
85 Forty First St

Etobicoke Collegiate Institute

Designated Catchment School
Grades 9 to 12
86 Montgomery Rd

ÉS Toronto Ouest

Designated Catchment School
Grades 7 to 12
330 Lansdowne Ave

Other Local Schools

Karen Kain School of the Arts

Grades 6 to 8
60 Berl Ave

Etobicoke School of the Arts

Grades 9 to 12
675 Royal York Rd

CATHOLIC SCHOOLS

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

ÉÉC Sainte-Marguerite-d'Youville

Grades PK to 8 (Assigned)
755 Royal York Rd

Holy Angels Catholic School

Grades PK to 8 (Assigned)
65 Jutland Rd

Josyf Cardinal Slipyj Catholic School

Grades PK to 8 (Assigned)
35 W Deane Park Dr

ÉSC Saint-Frère-André

Grades 7 to 12 (Assigned)
330 Lansdowne Ave

PRIVATE SCHOOLS

The private schools nearest to you are:



Blyth Academy Etobicoke

Grades 9 to 12
2489 Bloor St W

Oak Learners

Grades K to 6
394 Royal York Rd

Mildenhall School

Grades PK to 9
35 Ourland Avenue

Phoenix Montessori School

Grades PK to 8
2 Station Rd

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.



Queensway Park

8 Avon Park Dr



5 min

Reid Manor Park

65 Reid Manor



7 min

Berry Road Park

260 Berry Rd



5 min

FACILITIES WITHIN A 20 MINUTE WALK

- 2 Playgrounds
- 1 Tennis Court
- 4 Ball Diamonds
- 1 Clubhouse
- 1 Sports Field
- 2 Basketball Courts
- 2 Trails
- 1 Multi-Use Pad

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 24 minute walk away.



Nearest Rail Transit Stop

Mimico GO



Nearest Street Level Transit Stop

Royal York Rd At
Castlebar Rd South Side



2 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 4.6km.

St Joseph's Health Centre

30 The Queensway

Fire Station

615 Royal York Rd

Police Station

3699 Bloor St W

CONVENIENCE

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



Coffee



Gym



Grocery



Gas Station



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WELCOME TO YOUR RECENTLY RENOVATED, RELAXING NEW HOME, IN A PERFECT NEIGHBOURHOOD!!

** NEWLY RENOVATED OPEN CONCEPT ** EXCELLENT LOCATION ** QUIET NEIGHBOURHOOD **

This 2 + 1 Bedroom, 2 Bathroom Home Has Been Tastefully Renovated. Newer Kitchen With Modern Stainless Steel Appliances, Including A B/I Oven, Cooktop, A Double Stainless Steel Sink, Quartz Counters, Island With Breakfast Bar Overlooking The Large Yet Cozy Living Room With Fireplace And Beautiful Picture Window. Hardwood Floors Throughout, Including The Just Refinished Upper Bedrooms, And Almost All New Windows. Skylights. Primary Bedroom Has An Ensuite Bathroom.

The Private Backyard Is An Entertainers Delight, Or Your Own Private Oasis! Walkout From The Dining Room Onto Two Separate Decks, Including Hot Tub With A Privacy Wall, Large, Breathtaking And Relaxing After A Hard Day's Work. Finished Basement With Bedroom, With New Laminate Flooring. Heated Garage. 200-Amp Service.

Close To Excellent Schools (Including The Prestigious Etobicoke School Of The Arts), Parks, TTC, QEW & 427, Restaurants, Shopping Galore, A 10-Minute Bike Ride To Lake Ontario/Humber Bay Park, And Per The Owners, "Surrounded By The Best Neighbours".

Extras:

Included: All Stainless Steel Frigidaire Appliances: Refrigerator, Built-In Oven, Cooktop With Rangehood/Fan, Built-In Dishwasher; White GE Washer (2021) & Whirlpool Dryer (2020); Electrical Light Fixtures Unless Excluded; All Window Coverings; Hot Tub (2020); Furnace, A/C.

Excluded: Dining Room Light Fixture. Rental: Hot Water Tank.

Lot: 50.98 ft x 102.00 ft | Taxes: \$4,399.30 / 2021

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