

71 Yatesbury Road | TORONTO

SCHOOLS

With so many assigned and local public schools very close to this home, your kids can thrive in the neighbourhood.



Zion Heights Middle School

Designated Catchment School
Grades 6 to 8
5900 Leslie St

Pineway Public School

Designated Catchment School
Grades PK to 5
110 Pineway Blvd

A. Y. Jackson Secondary School

Designated Catchment School
Grades 9 to 12
50 Francine Dr

ÉÉ Paul-Demers

Designated Catchment School
Grades PK to 6
100 Ravel Rd

ÉS Étienne-Brûlé

Designated Catchment School
Grades 7 to 12
300 Banbury Rd

Other Local Schools

Lester B. Pearson Elementary School
Grades K to 8
7 Snowcrest Ave

Claude Watson School for the Arts
Grades 4 to 8
130 Doris 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.



East Don Parkland
1240 Sheppard Ave E
2 mins



Saddletree Park
50 Saddletree Dr
5 mins

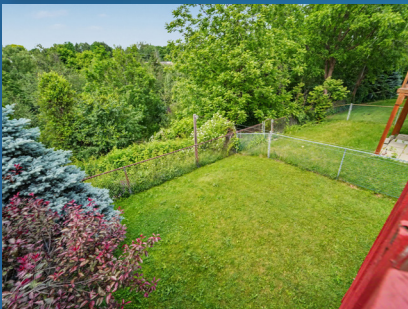


Cummer Park
6000 Leslie St
4 mins



FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|---------------------|-----------------------|
| 2 Playgrounds | 1 Track |
| 1 Pool | 1 Community Centre |
| 1 Rink | 1 Skateboard Park |
| 4 Tennis Courts | 1 Sports Court |
| 3 Basketball Courts | 1 Trail |
| 1 Ball Diamond | 1 Fitness/Weight Room |
| 2 Sports Fields | |



Scan to view more information!

www.71Yatesbury.com



TEAM ZOLD

Call me for more information on this beautiful home!



Shawn Zigelstein
Broker

289-GET-ZOLD

office 416.443.0300

65B West Beaver Creek Rd - 2nd Floor
Richmond Hill, ON L4B 1K4

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

Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility.

71 Yatesbury Road

Welcome To This Exceptionally Spacious Semi-Detached Backsplit In The Heart Of Bayview Woods

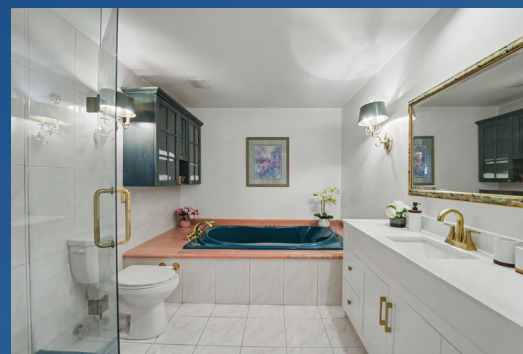
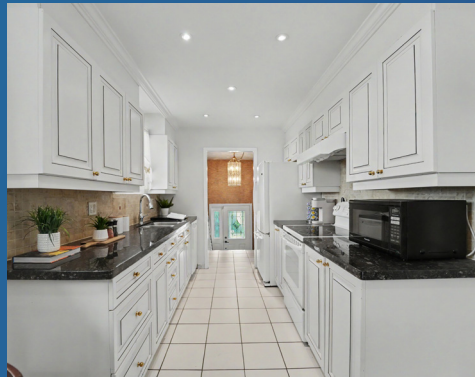
A Neighbourhood Known For Quiet Streets, Excellent Schools, And Some Of The Most Beautiful Protected Ravine Systems In North York. This Home Offers A Rare Combination Of Size, Privacy, And Layout Flexibility, With Multiple Distinct Living Areas That Work Well For Families, Multigenerational Living, Or Anyone Needing Separate Spaces For Work And Relaxation.

The Standout Feature Is The Large Lot Backing Directly Onto A Protected Ravine. The Views Are Completely Private, With Mature Trees, Natural Greenery, And Wildlife Right At Your Fence Line. Deer Sightings Are Common, And The Setting Feels Like A Retreat From The City. A Generous Deck Overlooks The Ravine, Creating The Perfect Spot For Morning Coffee, Evening Drinks, Or Simply Unwinding While Surrounded By Nature - An Experience That Feels Miles From The City While Still Being Minutes To Bayview, Finch, TTC, GO, And Highway 404.

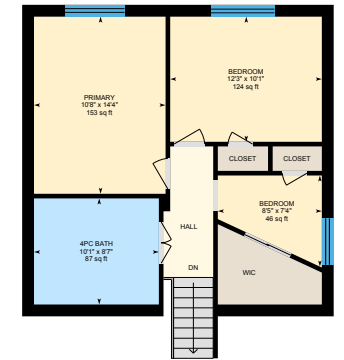
The Home Features Four Comfortable Bedrooms With The Ability To Create Additional Rooms Thanks To The Natural Division Of Levels. Over The Years There Have Been Some Updates And Has Been Very Well Maintained, Offering Move-In Comfort With The Added Benefit Of Strong Potential For A Secondary Suite. The Backsplit Design Provides Exceptional Separation Between Floors, Giving Everyone Their Own Space While Still Maintaining A Cohesive Flow Throughout The Home. The Principal Rooms Are Bright And Inviting, With Oversized Windows That Frame The Ravine Like A Backdrop. The Kitchen And Living Areas Offer Great Flow For Everyday Living And Entertaining, While The Lower Levels Provide Flexible Rooms Ideal For Recreation, Extra Bedrooms, Or A Self-Contained Living Space.

With Its Rare Ravine Exposure, Deep Lot, And The Spaciousness Only A Backsplit Can Offer, This Home Delivers A Unique Blend Of Nature, Convenience, And Long-Term Potential In One Of North York's Most Desirable Communities.

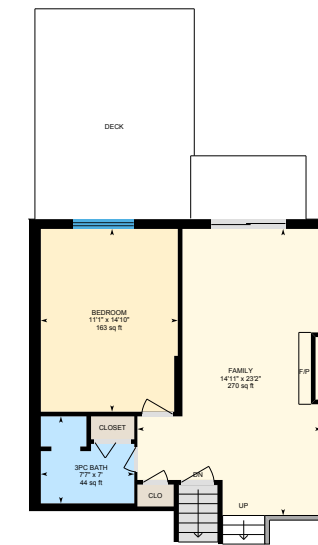
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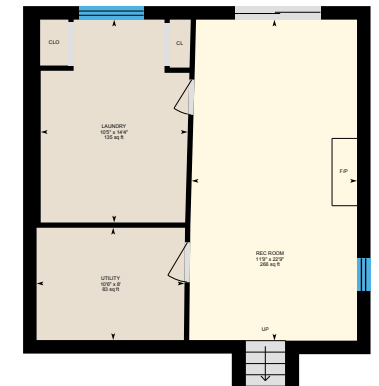
Main Floor
Exterior Area 672.00 sq ft



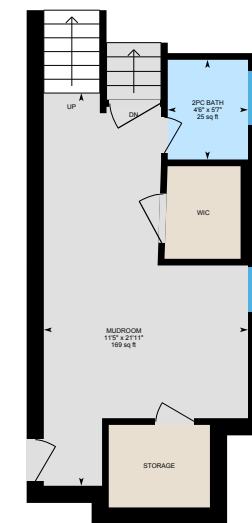
2nd Floor
Exterior Area 655.24 sq ft



Ground Level
Exterior Area 595.55 sq ft



Basement
Exterior Area 612.39 sq ft



Lower Level
Exterior Area 324.23 sq ft