

# 73 Tansley Avenue | TORONTO

## SCHOOLS

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



### Knob Hill Public School

Designated Catchment School  
Grades PK to 8  
25 Seminole Ave

### David and Mary Thomson Collegiate Institute

Designated Catchment School  
Grades 9 to 12  
125 Brockley Drive

### ÉÉ Laure-Rièse

Designated Catchment School  
Grades PK to 6  
339 Alton Towers Cir

### ÉS Étienne-Brûlé

Designated Catchment School  
Grades 7 to 12  
300 Banbury Rd

### Other Local Schools

**Broadlands Public School**  
Grades K to 5  
106 Broadlands Blvd

## 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.



### Pringdale Ravine (Pringdale Dream Parkette)

141 Thicketwood Dr



3 mins

### McCowan Park

475 McCowan Rd



6 mins

### Knob Hill Park

625 Brimley Rd



6 mins

### FACILITIES WITHIN A 20 MINUTE WALK

3 Playgrounds      3 Splash Pads  
1 Pool                      1 Sports Court  
3 Basketball Courts    3 Trails

## TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 3 minute walk away and the nearest rail transit stop is a 19 minute walk away.

### Nearest Rail Transit Stop

Eglinton GO



19 mins

### Nearest Street Level Transit Stop

Danforth Rd At Tansley Ave South Side



3 mins

## SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a hospital, a fire station, and a police station within 2.93km.

### Scarborough Health Network - General Campus

3050 Lawrence Ave E

### Fire Station

2575 Eglinton Ave E

### Police Station

2222 Eglinton Ave E



Scan to view more information!

www.73Tansley.com



Call us for more information on this beautiful home!

# 73 Tansley Avenue

A Home Where Space, Comfort, And Location Come Together

Nestled In One Of Central Scarborough's Most Sought-After And Accessible Neighbourhoods, 73 Tansley Is A Must See. This Is The Kind Of Street Where Families Grow, Neighbours Stay For Decades, And Every Convenience Sits Just Minutes From Your Door. On This Street Sits A Rare Find - A Beautifully Maintained 3 + 2 Bedroom Bungalow Proudly Positioned On One Of The Largest Lots In The Area. Step Inside And Feel The Warmth Of A Home Designed For Connection. The Open-Concept Living And Dining Room Welcomes Gatherings Of Any Size, Where Sunlight Streams Through A Wide Front Window And Fills The Space With A Bright, Cheerful Glow. Whether It's A Quiet Morning Coffee Or A Lively Evening With Friends, This Room Adapts Effortlessly. At The Back Of The Main Floor, A Versatile Bonus Room Opens Onto A Walk-Out Deck Overlooking The Sprawling Backyard - A True Outdoor Retreat. Imagine Summer Days Filled With Gardening, Kids Running Free, Or Quiet Evenings Under The Stars. With A Lot This Size, Your Possibilities Expand As Far As Your Imagination. A Separate Side Entrance Leads To A Fully Finished Lower Level Featuring Two Additional Bedrooms, A Full Washroom, And Generous Living Space. It's The Perfect Setup For An In-Law Suite, Extended Family, Or Excellent Rental Potential. And Then There's The Location - One Of Scarborough's Very Best. You're Moments From Thompson Park, Scenic Walking And Biking Trails, The Top Ranked Scarborough Health Network, Convenient Shopping And Transit, And A Selection Of Highly Regarded Schools. Every Comfort, Every Convenience, And Every Reason To Stay Are Right Here At 73 Tansley Ave.





Your Home • Your Life • Your Realtors



**Shawn Zigelstein**  
Broker

**Vanessa Resendes**  
Sales Representative

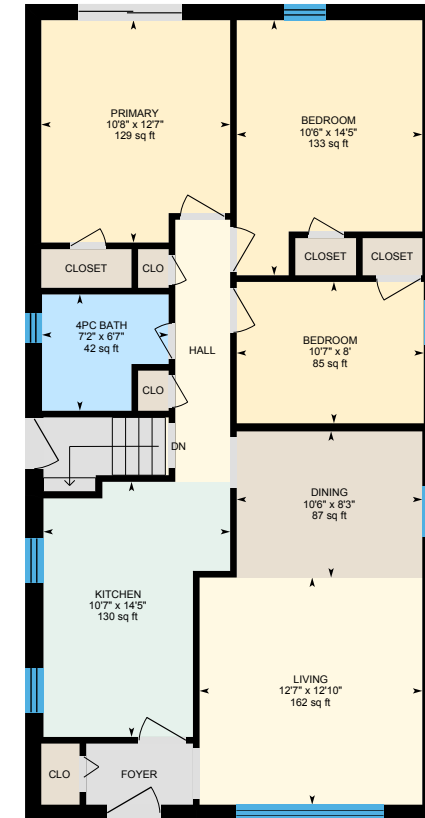
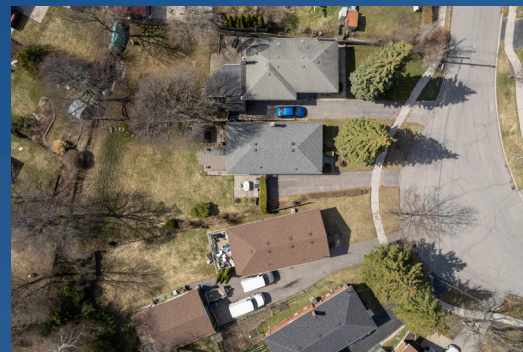
**289-GET-ZOLD** | office 416.443.0300 | **289.536.4009**

65B West Beaver Creek Rd - 2nd Floor, Richmond Hill, ON L4B 1K4  
Not intended to solicit those currently under contract with another brokerage.

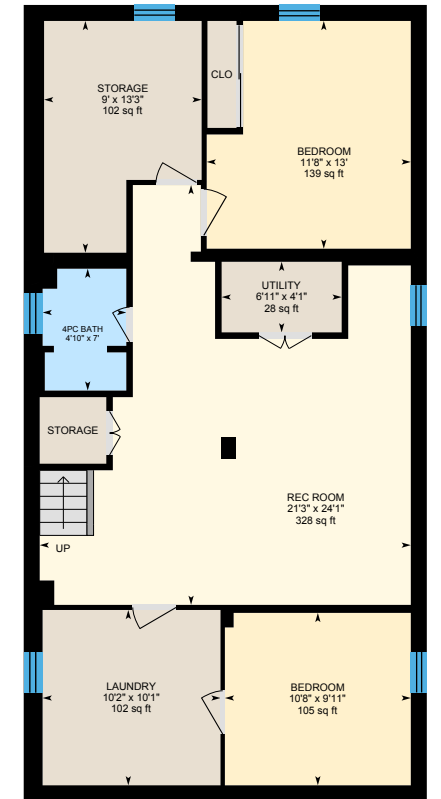



Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility.

# 73 Tansley Avenue



**Main Floor**  
Exterior Area 1079.80 sq ft



**Basement (Below Grade)**  
Exterior Area 1046.33 sq ft

**INCLUDED:**

All Existing Appliances: White Kenmore Fridge, White GE Stove, White NuTone Hood Fan, Black RCA Microwave, White Inglis Washer and White Maytag Dryer, White Kenmore Deep Freezer, Cabinet Shelving Units In Laundry Room, All Window Coverings, All Electrical Light Fixtures, Furnace, AC, Hot Water Tank.

**Taxes:** \$4,177.65 / 2025