

WELCOME TO

# 7071 Bayview Ave Patio 8

[www.avignoncondos.com](http://www.avignoncondos.com)



**Shawn Zigelstein**  
Broker



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**CHAIRMAN'S CLUB**  
NATIONAL TOP 1%  
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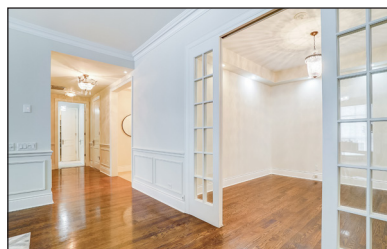
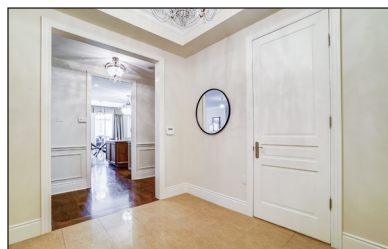
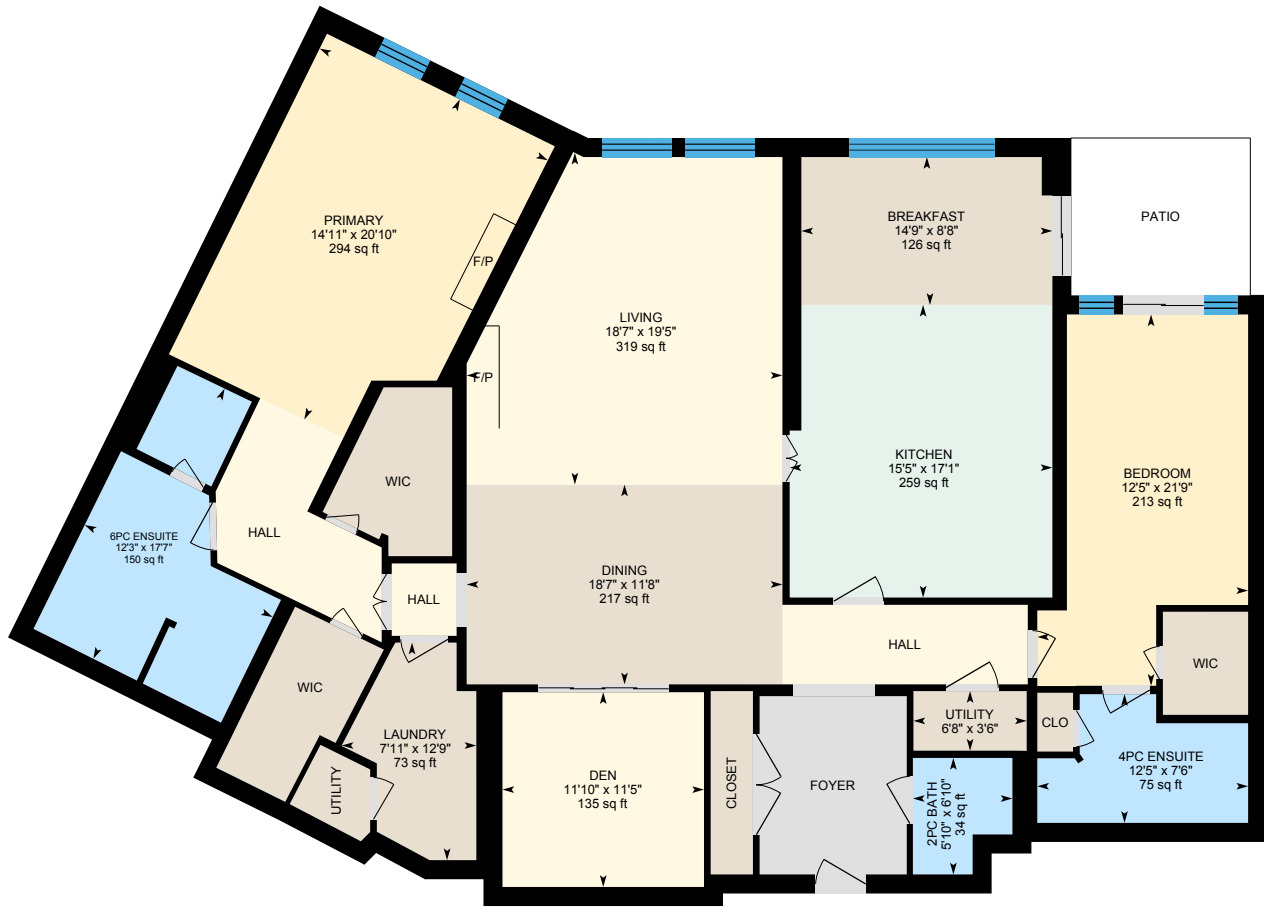
YOUR  
**Community**  
REALTY™

**ROYAL LEPAGE**

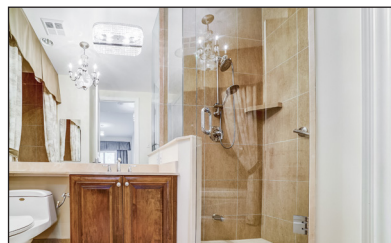
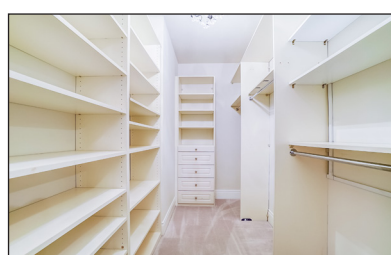
BROKERAGE INDEPENDENTLY OWNED & OPERATED



# 7071 Bayview Ave Patio 8, Thornhill









## PUBLIC SCHOOLS

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

### Bayview Glen PS

Designated Catchment School  
Grades PK to 6  
42 Limcombe Dr

### É Élé Paul-Demers

Designated Catchment School  
Grades PK to 6  
100 Ravel Rd

### ÉS Norval-Morrisseau

Designated Catchment School  
Grades 7 to 12  
51 Wright St

### Woodland PS

Designated Catchment School  
Grades 4 to 8  
120 Royal Orchard Blvd

### Thornlea SS

Designated Catchment School  
Grades 9 to 12  
8075 Bayview Ave

### Other Local Schools

#### Lester B. Pearson Elementary School

Grades K to 8  
7 Snowcrest Ave

## ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

### IAMSS Private School

Grades 1 to 8  
160 Dudley Ave

## CATHOLIC SCHOOLS

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

### St Michael Catholic Academy

Grades PK to 8 (Assigned)  
41 Simonston Blvd.

### ÉEC Sainte-Marguerite-Bourgeoys-Markham

Grades PK to 8 (Assigned)  
111 John Button Blvd

### St Robert Catholic HS

Grades 9 to 12 (Assigned)  
8101 Leslie St

### ÉSC Renaissance

Grades 7 to 12 (Assigned)  
700 Bloomington Rd

## PRIVATE SCHOOLS

The private schools nearest to you are:



### Green High School

Grades 9 to 12  
300 John St

### Green Road High School

Grades 9 to 12  
7191 Yonge St

### Arkana Education

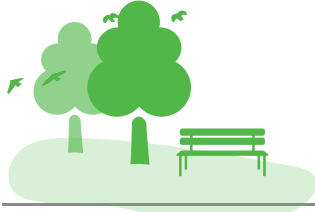
Grades 1 to 12  
6083A Yonge St

### Alpha High School

Grades 9 to 12  
6120 Yonge St

## PARKS & REC.

This home is located in park heaven, with 4 parks and 4 recreation facilities within a 20 minute walk from this address.



### Creekside Park

3600 Bayview Ave



3 min



### Almond Park

Almond Ave



4 min



### Debell Lane Parkette

5 Debell Lane



7 min



### Rayneswood Park

Rayneswood Cres



9 min

## 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 32 minute walk away.



### Nearest Rail Transit Stop

Old Cummer GO



### Nearest Street Level Transit Stop

Bayview Av / Steeles Av



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 4.72km.



### North York General Hospital

4001 Leslie St



### Fire Station

3300 Bayview Ave



### Police Station

30 Ellerslie Ave

## CONVENIENCE

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



### Coffee



### Gym



### Grocery



### Gas Station

**HoodQ**

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## \*\*\*LUXURIOUS LIVING AT THE AVIGNON ON BAYVIEW\*\*\*

This 2700 Sq Ft Main Floor Suite Is What You Have Been Waiting For. Facing The Protected Ravine And River, With Your Own Private Outdoor Patio, You Have The Chance To Enjoy This Grand Unit With An Amazing Split Bedroom Layout, Wonderful Entertaining Space, 10 Feet High Ceilings, And Room Sizes That Have To Been Seen. Very Rare For A Unit Like This To Become Available, And The Amenities And Concierge Service Are Unreal.

When Sitting On The Patio You Feel Like You Are All Alone Surrounded By Nature. This Suite Is Unlike Anything You Have Ever Seen, Tons Of Living Space, And Only Top Of The Line Features That You Should Expect In A Property Like This.

Extras: All Existing Appliances: Black Kitchen Aid Built-In Wall Oven And Convection Microwave, Kitchen Aid Black Glass Cooktop, Built-In Hood Fan, Kitchen Aid Built-In Dishwasher, Kitchen Aid Built-In Fridge, Black Sub Zero Wine Fridge, White Woods Freezer; White GE Washer and Dryer, All Electrical Light Fixtures, All Window Coverings, Two Fireplaces, Two Furnaces, Electronic Air Cleaner, Humidifier, Beam Serenity Central Vacuum and Attachments, Closet Organizers, Gas Line For BBQ. One Locker, Two Parking Spaces.

Rental: Alarm System.

Maintenance fees: \$1,910.13/month | Taxes: \$11,727.79/2021

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