



11 A Laws St

Toronto, ON

INTERACTIVE ADDRESS REPORT

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SCHOOLS

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



Annette Street Junior and Senior Public School

Designated Catchment School
Grades PK to 8
265 Annette St

É ÉléM Charles-Sauriol

Designated Catchment School
Grades PK to 6
55 Pelham Ave

Humberside Collegiate Institute

Designated Catchment School
Grades 9 to 12
280 Quebec Ave

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

Western Technical-Commercial School

Grades 9 to 12
125 Evelyn Crescent

Ursula Franklin Academy

Grades 9 to 12
146 Glendonwyne 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.



Annette Community Recreation Centre

333 Annette St



3 min

Malta Park

3179 Dundas St W



4 min

Ravina Gardens

290 Clendenan Ave



3 min

FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|--------------------|-----------------|
| 1 Pool | 2 Playgrounds |
| 1 Wading Pool | 1 Sports Field |
| 4 Tennis Courts | 2 Ball Diamonds |
| 1 Community Centre | 1 Track |
| 1 Craft Room | 1 Fitness Room |
| 1 Gym | 1 Clubhouse |

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 15 minute walk away.

Nearest Rail Transit Stop

High Park Station



15 min

Nearest Street Level Transit Stop

Annette St At Clendenan Ave



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 3.19km.

St Joseph's Health Centre

30 The Queensway

Fire Station

358 Keele St

Police Station

2054 Davenport Rd

CONVENIENCE

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

Coffee

Gym

Grocery

Gas Station



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LOT SIZE: 17 x 200 feet

BEDROOMS: 3

BATHROOMS: 2x4, 1x2

POSSESSION: Immediate/tba

PARKING: Single car garage & 1 car parking



Signature Realty
IND. OWNED & OPERATED BROKERAGE



EXCEEDING YOUR EXPECTATIONS

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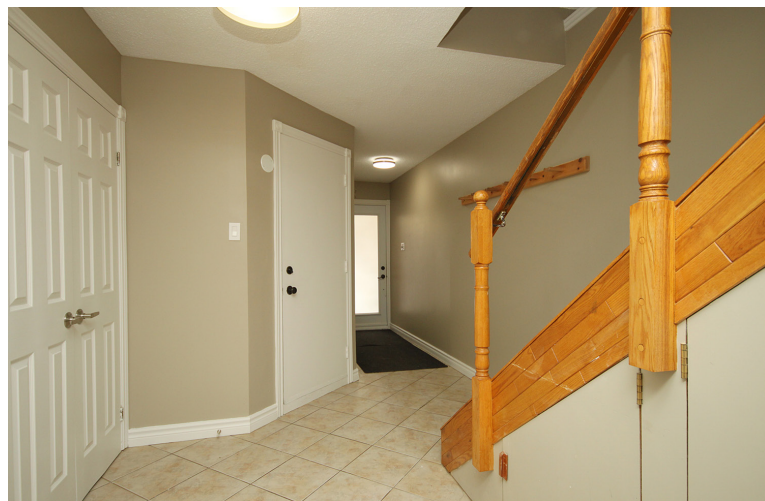


Prospective purchasers should satisfy themselves as the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility.



11A Laws Street





SPECIAL FEATURES

- End unit
- New roof '19
- New windows, doors & hardware
- Freshly painted
- Wood burning fireplace
- All new window coverings
- Skylight
- Oak stairs & railings
- Steps to Annette Community Recreation Centre
- Short walk to Annette Street Junior & Public School
- High Park, Bloor West Village shops & restaurants are all just down the street!
- TTC at your doorstep

EXTERIOR

- Single car garage
- One car parking

FOYER

- Ceramic tile flooring - new
- Access to Garage
- Double door coat closet
- Storage under the stairs
 - Hot water tank

FAMILY/RECREATION ROOM

- Double door entry
- Transom window
- Laminate flooring - new
- Wood burning fireplace with brick surround
- Large above-ground window
- Double door storage closet

2 PIECE POWDER ROOM

- New
- Pedestal sink
- Built-in storage cabinet
- Ceramic tile flooring
- Access to Utility Room

2ND LEVEL

LIVING/DINING ROOM

- Open concept
- Thirty-foot ceilings
- Laminate flooring - new
- Picture window
- Overlooks from garden
- Access to laundry closet with stacked front loading GE washer & dryer

KITCHEN

- Updated
- Sliding door walk-out to back deck & garden
- Porcelain flooring - new
- Breakfast bar with double sided storage
- Brushed porcelain backsplash
- Built-in stove vent
- Frigidaire stove
- Overlooks Living/Dining Room
- Stainless steel Sunbeam microwave
- Built-in LG dishwasher
- GE fridge
- Wall-to-wall built-in pantry
 - Sliding storage drawers
 - Accented double glass doors
 - Broom closet

3RD LEVEL

- Skylight
- Laminate flooring
- Linen closet

MASTER BEDROOM

- Laminate flooring
- Overlooks back garden
- Two double closets

4 PIECE ENSUITE BATHROOM

- New
- Custom floating vanity
- Marble flooring & surround
- Deep soaker tub

BEDROOM

- Overlooks front garden
- Laminate flooring - new
- Ceiling fan
- Double door closet

BEDROOM

- Laminate flooring - new
- Double door closet
- Overlooks front garden

4 PIECE BATHROOM

- New
- Custom floating vanity
- Marble flooring & surround
- Deep soaker tub

BACKYARD

- Two-tier deck
- Deep fenced yard