

## COMMUNITY SCHOOLS

**Toronto District School Board** **416-397-3000**  
[www.tdsb.on.ca](http://www.tdsb.on.ca)

JK-6	Rolph Road Elementary School	416-396-2435
	31 Rolph Road	
7-8	Bessborough Dr. E&MS	416-396-2315
	211 Bessborough Drive	
9-12	Leaside High School	416-396-2380
	200 Hanna Road	

### French Immersion Programs

JK-6	Davisville Junior Public School	416-393-0570
	43 Millwood Road	
7-8	Northlea Elementary & Middle School	416-396-2395
	305 Rumsey Road	
9-12	Leaside High School	416-396-2380
	200 Hanna Road	

**Toronto Catholic District School Board** **416-222-8282**  
[www.tcdsb.on.ca](http://www.tcdsb.on.ca)

JK-8	St. Anselm Catholic School	416-393-5243
	182 Bessborough Drive	
9-12	Marshall McLuhan Catholic Secondary	416-393-5561
	1107 Avenue Road	

### Toronto Private Schools

[www.edu.gov.on.ca/eng/general/elemsec/privscho](http://www.edu.gov.on.ca/eng/general/elemsec/privscho)

Pre K-12	Toronto French School (Co-ed)	416-484-6533
	296 Lawrence Avenue East	
3-12	Crescent School (Boys)	416-449-2556
	2365 Bayview Avenue	
JK-12	Havergal College (Girls)	416-483-3519
	1451 Avenue Road	
JK-6	Sunnybrook School (Co-ed)	416-487-5308
	469 Merton Street	
1-12	St. Clements School (Girls)	416-483-4835
	21 St Clements Avenue	



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**ROYAL LEPAGE** Signature Realty  
 IND. OWNED & OPERATED BROKERAGE

Lauren Rebecca\*, Michael Adams\*, Laura Lee\*, Sue Mills\*, Alex Mills\*\*, Victoria Mills  
 Delsnyder, Katie Mills\*, Diane Fujita\*, Sarah O'Neill\* | \* SALES REPRESENTATIVE \*\* BROKER

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 ROAD



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## ADDITIONAL INFO

- Property Taxes:** \$8,525.32 (Annual in 2019)
- Lot Size:** 30 feet x 150 feet - widens to 34.5 feet at rear
- Parking:** Detached double car garage with private driveway and parking for 4 cars
- Possession:** 60 Days/TBA
- Heating/Cooling:** Hot water gas boiler and wall unit air conditioner
- Utility Costs**  
*Electricity:* Approx. \$81/month (2019)  
*Gas:* Approx. \$124/month (2019)  
*Water:* Approx. \$51/month (2019)
- Inclusions:** Refrigerator/freezer, stainless steel Jenn-Air stove, stainless steel built-in dishwasher, washer and dryer, all window coverings and blinds, all drapery tracks and rods, all electric light fixtures, all built-in and attached shelving, all parts of boiler and wall unit air conditioner, City of Toronto garbage and recycling containers
- Rental Equipment:** Hot water heater (approx. \$19.35 + HST/month - to be assumed by Buyer. Expires July 7th, 2029)

## RENOVATIONS AND IMPROVEMENTS:

- Roof re-shingled (2014)
- Eavestroughs replaced (2016)
- Garage roof re-shingled (2015)
- Garage eavestroughs partially replaced (2016)
- Deck rebuilt (2018)
- Rebuilt Southwest chimney (2015)
- Interior painting (2018)
- New boiler installed (2012)
- Annual landscaping

A Home Inspection Report dated March 19<sup>th</sup> 2020 is available for your convenience and information purposes only. Any reliance on this Report and its contents is at the Buyer's own discretion.

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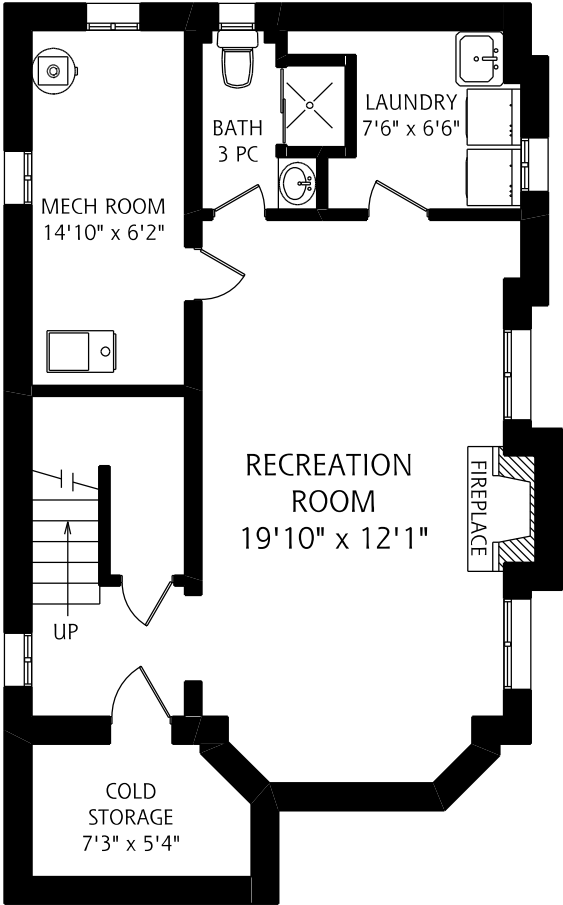
## WELCOME TO THIS MUCH-LOVED HOME: 27 HEATHER ROAD

- A rare find located on one of South Leaside's most sought-after, low-traffic, child-friendly streets!
- A well-maintained and spacious (1305 sq ft + 670 sq ft lower level) home on a 30' x 150' lot (widens to 34.5' at the rear)
- True move-in condition with the opportunity to add value by further updating, adding-on or building your dream home - either now or in the future
- Enjoy the spacious living & dining room with a walk-out to the rear deck - ideal for summer bbqs overlooking the private backyard, an updated kitchen, 3 ample bedrooms and the cozy recreation room with a convenient 3-piece bathroom
- Private driveway with a convenient 2-car garage
- Walking distance to excellent schools:
  - o Highly-rated Rolph Road Elementary School
  - o Sought-after Bessborough Drive Middle School and Leaside High School
- Stroll to Trace Manes Park offering:
  - o A baseball diamond, wading pool, playing field, playground and tennis courts
  - o The Community Centre providing programming for families and seniors including: preschool, arts, dance, martial arts and fitness programs
  - o Leaside Public Library
- Get involved in neighbourhood churches, clubs and historical societies
- Hours of fun for the kids at Leaside Memorial Gardens indoor pool & arena
- Take advantage of Serena Gundy Park (Rykert Cres & Thursfield Cres)
  - o Enjoy nature walks & bird watching, bike trails and picnic sites

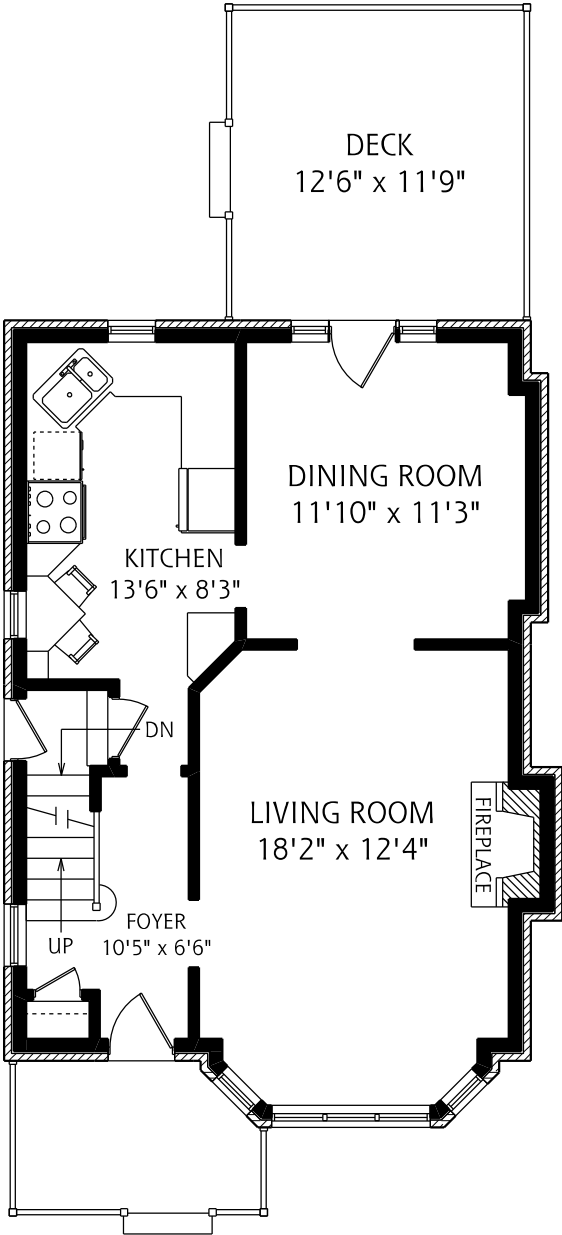


- Easy access to:
  - o A full array of boutique shops & restaurants along Bayview Avenue
  - o Grocery stores, conveniences, eateries and big-box stores on Laird Drive
  - o Loblaws and Whole Foods on Bayview Avenue
- Quick downtown access for work, theatres and attractions via the Bayview Extension
- A wonderful place to call home in this special family friendly community

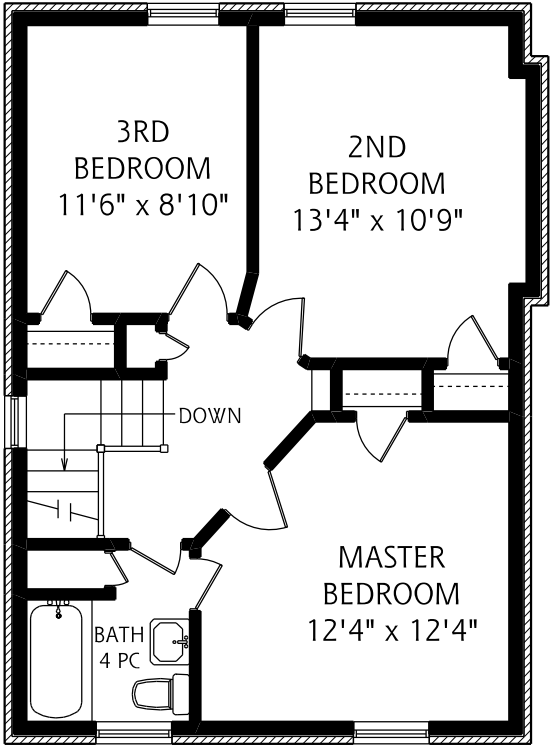
# 27 HEATHER ROAD



LOWER LEVEL  
670 SQUARE FEET



MAIN FLOOR  
670 SQUARE FEET



SECOND FLOOR  
635 SQUARE FEET

ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE

