

WELCOME TO

1406 - 80 Antibes Drive



Marek Kloda
Broker



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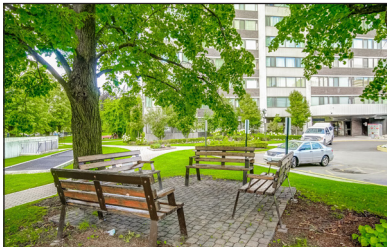


ROYAL LEPAGE
CHAIRMAN'S CLUB
NATIONAL
TOP 1%
LIFETIME MEMBER



Shawn Zigelstein
Broker

1406 - 80 Antibes Drive, Toronto





PUBLIC SCHOOLS

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

Rockford Public School

Designated Catchment School
Grades PK to 6
60 Rockford Rd

ÉÉ Paul-Demers

Designated Catchment School
Grades PK to 6
100 Ravel Rd

Fisherville Senior Public School

Designated Catchment School
Grades 7 to 8
425 Patricia Ave

Northview Heights Secondary School

Designated Catchment School
Grades 9 to 12

ÉS Étienne-Brûlé

Designated Catchment School
Grades 7 to 12
300 Banbury Rd

ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

North West Secondary Alternative School

Grades 10 to 12
425 Patricia Ave

Bright Start Academy

Grades 1 to 12
4630 Dufferin St



CATHOLIC SCHOOLS

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

ÉÉC Saint-Noël-Chabanel-Toronto

Grades PK to 6
30 Thistle Down Boulevard

St. Paschal Baylon Catholic School

Grades PK to 8
15 St Paschal Ct

St. Cyril Catholic School

Grades PK to 8
18 Kempford Blvd

ÉSC Monseigneur-de-Charbonnel

Grades 7 to 12
110 Drewry Ave

PRIVATE SCHOOLS

The private schools nearest to you are:



The Toronto Cheder

Grades K to 8
475 Patricia Avenue

JNY Day School

Grades 1 to 7
465 Patricia Ave

Associated Hebrew Schools - Kamin Elementary School

Grades PK to 5
252 Finch Ave W

Crawford Adventist Academy

Grades K to 12
531 Finch Avenue West



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.



Antibes Community Centre
140 Antibes Dr
1 min



Harryetta Gardens
170 Torrensedale Ave
4 mins



Antibes Park
109 Antibes Dr
1 min

FACILITIES WITHIN A 20 MINUTE WALK
3 Playgrounds
1 Dog Park
1 Pool
1 Tennis Court
1 Volleyball Court
1 Basketball Court
6 Sports Fields
1 Community Centre
1 Splash Pad
1 Winter Sports Facility
1 Equestrian Facility
1 Fishing Location
2 Trails
1 Fitness/Weight Room
1 Gym



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 35 minute walk away.

Nearest Rail Transit Stop
Finch Station

Nearest Street Level Transit Stop
Antibes Dr (South) At Candle Liteway (East)



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 6.81km.

North York General Hospital
4001 Leslie St

Fire Station
5700 Bathurst St

Police Station
30 Eglerslie Ave



HoodQ

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THE BEST ANTIBES CONDO BUILDING! WELCOME TO YOUR NEW HOME!!!

Spacious, Open Concept 3 Bedroom Condominium Apartment with 2 Impeccably Renovated Bathrooms! One of the Largest Units in the Building with Almost 1,400 sq ft. Unwind Amidst Breathtaking, Unobstructed Southeast Views of the Westminster Branson Area from Your Kitchen, Featuring Granite Counters, Valance Lighting and a Breakfast Area. The Generously Sized Living Room Seamlessly Blends with the Dining and Family Areas, Providing a Vast, Open-Concept Space Ideal for Both Family Gatherings and Entertaining Guests! This Corner Unit is Perfect for a Large Family, with the Primary Bedroom Offering a Walk-in Closet and a Tastefully Renovated 3-piece Ensuite Featuring a Glass Shower. With Nearby Amenities Enhancing the Convenience of Daily Life, this Residence is the Perfect Choice for a Growing Family Seeking Both Comfort and Style!

All Utilities Included (Heat, Water, Hydro, High Speed Internet and VIP Rogers TV Box 4K + HD) Across From Splash Park for Kids, Antibes Community Centre, Close To Shopping, Schools & Direct Bus To Yonge Subway!!! Sabbath Elevators!!!

All Existing Appliances: Kenmore White Fridge, Kenmore White Stove, Bosch White Built-In Dishwasher, Kenmore Built-In White Microwave Range; Whirlpool White Washer/Dryer, All Window Coverings, All Electrical Light Fixtures, Ensuite Locker, Exclusive Parking.

Maintenance: \$883.10/month | Property Taxes: \$2,258.67/ 2023

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