

WELCOME TO

2007 - 80 Antibes Drive



Marek Kloda
Broker



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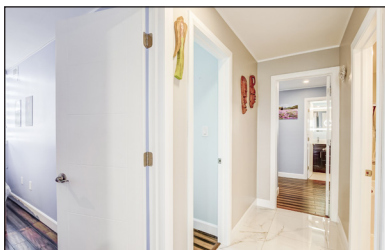
ROYAL LEPAGE
CHAIRMAN'S CLUB
NATIONAL
TOP 1%
LIFETIME MEMBER



Shawn Zigelstein
Broker

2007 - 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 Torredale 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)



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 6.81km.



North York General Hospital
4001 Leslie St



Fire Station
5700 Bathurst St



Police Station
30 Eilerslie Ave



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ONE-OF-A-KIND OPPORTUNITY!!! FULLY RENOVATED 3 BEDROOM CORNER APARTMENT, ONE OF THE LARGEST UNITS IN THE BLDG WITH ALMOST 1,400 SQ FT & OVER \$80K IN UPGRADES!!!

This Astonishingly Beautiful Apartment Will Make Your Heart Stop and Instantly Fall in Love!!! As You Walk in You will be Entering a Huge Open Concept Area Combining Bright Living Room with Marble Tiled Electric Fireplace, Potlights on Smooth Ceiling, Dining Area with Wrapping around Windows, Zebra Blinds & a Spectacular, Custom Designed European Style Kitchen (2021) with Beautiful, White Quartz Island, Build-In Frigidaire Gallery Oven and Microwave & Top of The Line Frigidaire Flat Top Cook Top (Warranties till 2026). This Custom Made, European Style Kitchen Includes Fire Proof Cabinets for Laundry, Potlights, Valance Lights (New Electrical Panel and Wiring \$10,000K), Extra Large 2x2 Tiles, Bedrooms have Custom Closets with Sliding Modern Doors & Organizers plus Zebra Blinds Complimenting the Large Windows, Primary Bedroom has a Custom Walk In Closet Organizer, Potlights, Zebra Blinds and an Ensuite Bathroom Fully Redesigned and Renovated in 2020 with Modern LED Lid Mirror, New Vanity & Glass Shower. Additionally there is a Fully Renovated 4 Piece Guest Bathroom and Bamboo Flooring Throughout the Unit!!! Ensuite Laundry with Top-of-the-Line LG ThinQ Single Unit Front Load Washer/Dryer and Ensuite Storage Room!!!

This is the Best Antibes Condo Bldg with All Utilities Included (Heat, Water, Hydro, High Speed Internet and VIP Rogers TV Box 4K + HD) Right Across From the Park with Splash Area for Kids, Close To Shopping!!! Direct Bus To Yonge Subway At Your Doorstep!!! Don's Miss This One Of A Kind Suite In The High Demand Area. Sabbath Elevator is Available As Well!!!

Extras: All Window Coverings (Zebra Blinds), All Light Fixtures/Potlights, 2021 Stainless Steel Frigidaire Gallery Appliances with warranty till 2026: Flat Top Build-In Cook Top, Built-In Microwave, Built-In Oven, French Door Fridge with Bottom Freezer; KitchenAid Stainless Steel Dishwasher, 2 Central Air Units Remediated in 2017, LG ThinQ Single Unit Front Load Washer/Dryer, Stainless Steel Elica Range Hood.

Exclusions: TV with Bracket in Living Room

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

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