

WELCOME TO

87 Lawson Road

www.87Lawson.com



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

Shawn Zigelstein
Broker

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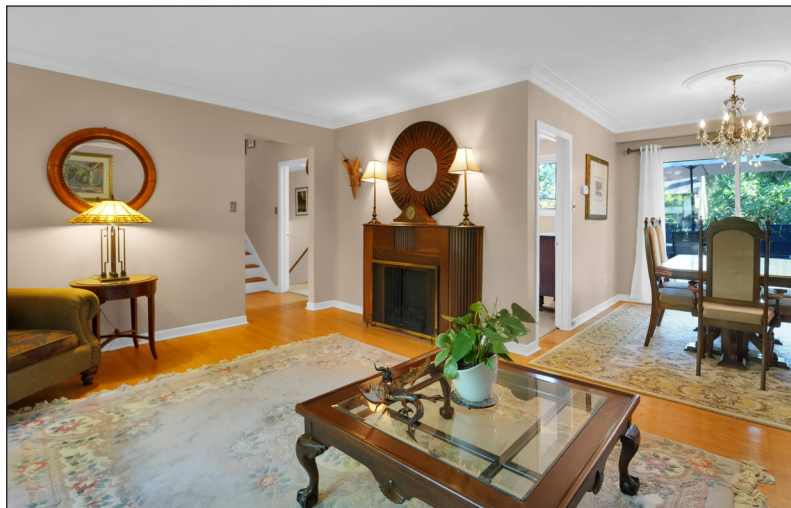
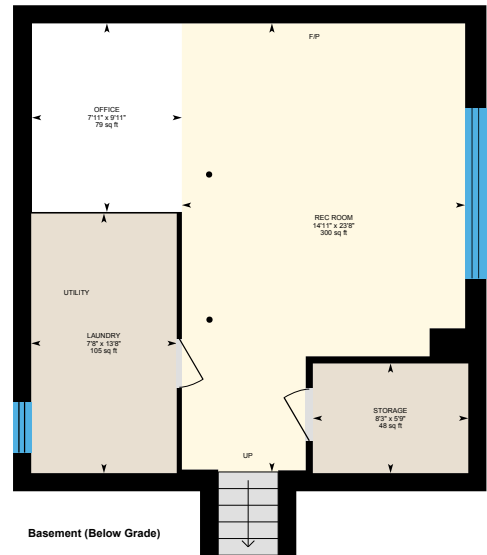
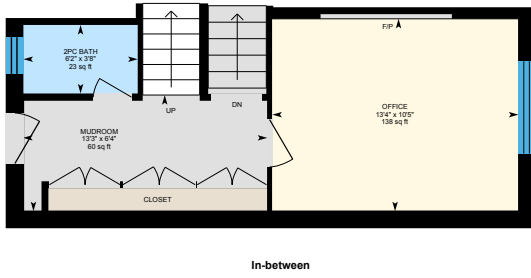
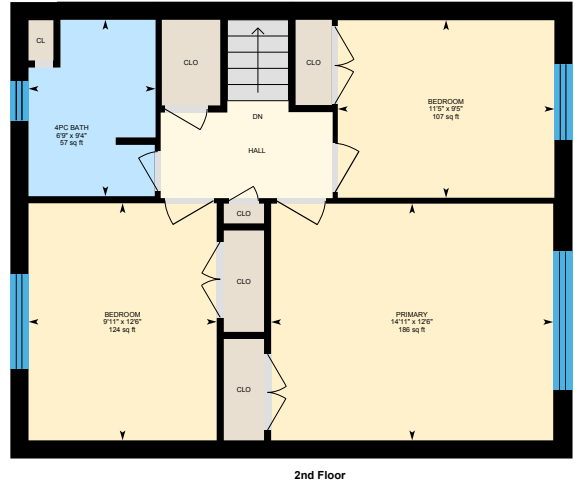
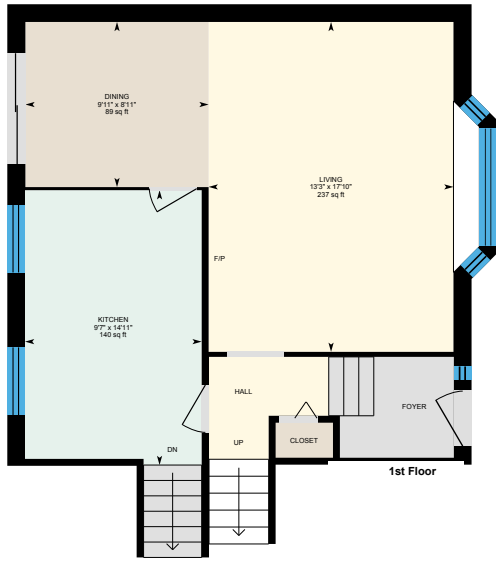
YOUR **Community**
REALTY™

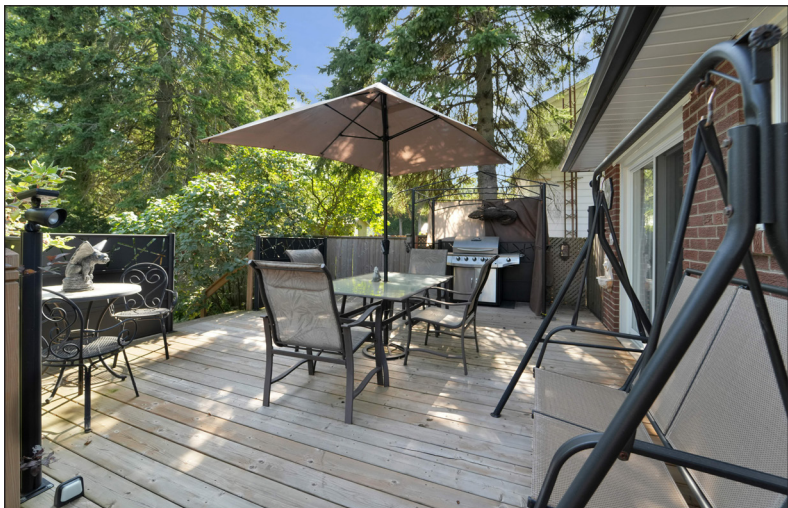
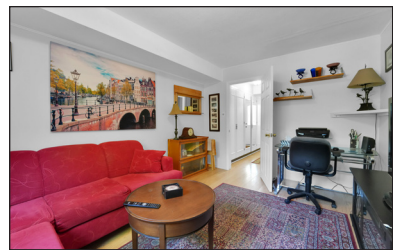
ROYAL LEPAGE

BROKERAGE INDEPENDENTLY OWNED & OPERATED

905.731.2000

87 Lawson Rd, Toronto





PUBLIC SCHOOLS

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

Académie Alexandre-Dumas

Designated Catchment School
Grades PK to 6
255 Coronation Dr

Sir Oliver Mowat Collegiate Institute

Designated Catchment School
Grades 9 to 12
5400 Lawrence Ave E

ÉS Ronald-Marion

Designated Catchment School
Grades 7 to 12
2235 Brock Rd

Charlottetown Junior Public School

Designated Catchment School
Grades PK to 6
85 Charlottetown Blvd

Joseph Howe Senior Public School

Designated Catchment School
Grades 7 to 8
20 Winter Gardens Trail

ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

Maplewood High School

Grades 9 to 12
120 Galloway Rd

Native Learning Centre East

Grades 9 to 12
145 Guildwood Pkwy



CATHOLIC SCHOOLS

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

ÉEC Saint-Michel

Grades PK to 6
29 Meadowvale Rd

St. Brendan Catholic School

Grades PK to 8
186 Centennial Rd

ÉSC Père-Philippe-Lamarche

Grades 7 to 12
2850 Eglinton Ave E

St. John Paul II Catholic Secondary School

Grades 9 to 12
685 Military Trail

PRIVATE SCHOOLS

The private schools nearest to you are:



Blaisdale Montessori School - Annex Campus

Grades PK to 3
1340 Rougemount Dr

Blaisdale Montessori School - Rougemount Campus

Grades PK to 3
365 Kingston Rd

Blaisdale Montessori School - Toynevale Campus

Grades PK to 8
415 Toynevale Rd

Montessori Learning Centre - Primary

Grades PK to 3
401 Kingston Rd

PARKS & REC.

This home is located in park heaven, with 4 parks and 9 recreation facilities within a 20 minute walk from this address.



Bramber Woods Park

15 Bramber Woods Rd



6 mins



Centennial Park

225 Centennial Rd



13 mins



Wanita Park

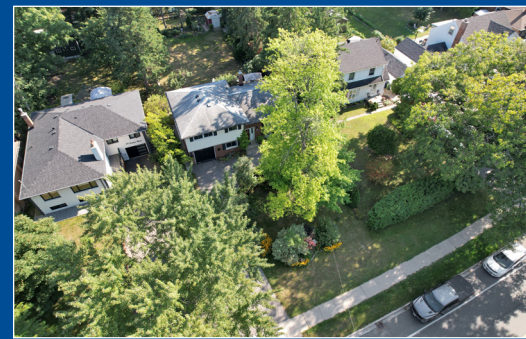
5 Meadowvale Rd



12 mins

FACILITIES WITHIN A 20 MINUTE WALK

3 Playgrounds 2 Sports Fields
1 Dog Park 2 Trails



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 34 minute walk away.



Nearest Rail Transit Stop

Rouge Hill GO



Nearest Street Level Transit Stop

Lawson Rd At Meadowvale Rd West Side



2 mins

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 3.52km.



Scarborough Health Network - Centenary

2867 Ellesmere Rd



Fire Station

745 Meadowvale Rd



Police Station

4331 Lawrence Ave E



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Welcome To Your Dream Home

This Stunning 3 + 1 Bedroom Sidesplit Is Situated On A Spectacular 60 X 179 Ft Lot, Offering An Abundance Of Living Space Perfect For Families And Entertainers Alike. The Home Features A Fully Finished Basement, Providing Additional Living And Recreational Space. The Bright And Airy Living Areas Are Enhanced By Large Windows That Flood The Home With Natural Light, Creating A Warm And Inviting Atmosphere. The Updated Kitchen Is Equipped With Ample Storage And Counter Space, Making Meal Preparation A Delight. Wait Until You See The Amazing Yard With Two-Tiered Custom Deck And Full Patio To Have Different Options For Entertaining. The Full Patio Has Enclosures That Can Be Used In The Cooler Months To Extend Your Living Space. Convenient Access To Transit Ensures Easy Commuting, While The Proximity To Highland Creek Park, The Toronto Zoo, Highway 401, Scarborough Bluffs, Top Ranked Schools, And Various Golf Courses Offers Endless Recreational Opportunities. The Vibrant Neighborhood Also Boasts A Variety Of Shopping, Dining, And Entertainment Options. This Home Is Perfect For Those Who Appreciate Both Comfort And Convenience. Don't Miss Out On This Incredible Opportunity To Own A Home In A Prime Location With So Much To Offer. Schedule Your Viewing Today And Experience The Perfect Blend Of Comfort And Convenience!

Extras: All Existing Appliances: Kenmore White Fridge, Kenmore White Flat Top Stove, NuTone White Hoodfan, Kenmore Quite Guard2 Built-In Dishwasher, Panasonic White Microwave, Kenmore White Washer and Kenmore White Dryer, Built-In Shelves In The Basement, All Electrical Light Fixtures, All Window Coverings, Furnace, AC, Two Garden Sheds, Garage Door Opener and Two Remotes, Porch Doors In The Garage.

Excluded: Fireplaces, Garden Statues and Figurines, Portable Fence and All The Decorations In The Backyard.

Rental: Hot Water Tank.

Lot: 60 Ft X 179 Ft | Taxes: \$4,327.50/ 2024

Royal LePage Your Community Realty Brokerage does not warrant or guarantee the information in this feature sheet.