



REALTY GROUP

36 Leroy Ave, Toronto ON, M4J 4G7

**What our sellers at 36 Leroy love about their home:**

Living on a quiet, one-way street just steps from vibrant Greektown has been a joy. The variety of shops and restaurants are perfect for exploring. Our private, city treehouse was the ideal spot for entertaining friends, complete with a driveway that fits four cars—no more street parking hassles. We've loved the amazing neighbourhood, where everyone looks out for each other, and lifelong friendships are made.

The location is fantastic for getting around the city. It's only a 15-minute drive to downtown's best events, or you can take advantage of the super convenient TTC access right outside the door. Plus, it's just a five-minute drive to the highway for those weekend getaways.

One of our favourite features is the versatile double car garage. Imagine customising it to suit your needs—whether it's an arts & crafts studio, a playroom, a music room, a home office, a cozy retreat, or a workshop. The possibilities are endless, allowing you to create a space that's truly your own.

**Improvements to Property:**

- Boiler System
- Updated Front Porch and Front Yard Landscaping
- Stamped Driveway
- Updated Washrooms (ALL)
- Finished Basement
- Living Room Built-In Cabinets & Shelving
- Added Windows to Upper Stairwell
- Recessed Lighting on Main Floor & Basement
- All Interior Doors
- Backyard "Treehouse" / Treetop Deck
- Sewer Line from House to Street

**Included with Property:**

- Appliances: Refrigerator x2 (Kitchen & Basement), Gas Stove Top, Built-in Range, Built-in Dishwasher, Microwave, Washer & Dryer.
- All existing electrical light fixtures, window coverings, bathroom mirrors and wall-mounted shelving
- Gas fireplace in Living Room
- Owned: Air Conditioning Wall-Units x2
- Detached 1.5 car garage with large private 4-car driveway

**Excluded from the Property:**

- All furniture, accessories and décor related to staging

### Rentals (assumable):

- Boiler System and Thermostat with Reliance for \$140.99 + HST, monthly

### Neighbourhood Highlights:

- Transit: #62 Mortimer route runs between Broadview subway station and Main subway station – can be picked up at Greenwood & Mortimer (approx. 1 min walk), OR walk south on Greenwood to the Greenwood subway station (approx. 10 min walk)
- Restaurants and Cafes: Mezes, Simone, SugarKane, North of Brooklyn Pizzeria, Katsu Sushi, Donlands Diner, Morgan's....so many more
- Conveniences: Sammon Convenience, Bestway Donlands Dry Cleaners, local grocers in Pape Village, or down along the Danforth. At Greenwood & Danforth there is a LCBO and Esso, Shoppers at Coxwell & Danforth, Loblaws at Broadview & Danforth, Valu-Mart at Woodbine & Danforth, or Sobeys at Main & Danforth
- Recreation: Lots of Parks (Dieppe, Cosburn, Aldwych, Four Oaks, Stan Wadlow, Woodbine, Tommy Thompson), Lots to Do (Swimming Pools (indoor & outdoor, Splashpads, Playgrounds, Bike & Trail systems, Skate Park, Tennis, Lawn Bowling, Curling, etc), Areas to explore (Greektown, The Beaches, Taylor Creek Trail System)
- Schools: ÉÉ La Mosaïque(P-French), R. H. McGregor Elementary School(P), Cosburn Middle School(P), ÉS Michelle-O'Bonsawin(P-French Middle), East York Collegiate Institute(F-High School), Collège français secondaire(P-French Middle & High School), Holy Cross Catholic School(Catholic Elementary), ÉÉC Georges-Étienne-Cartier(Catholic French Elementary), ÉÉC du Bon-Berger(Catholic French Elementary), ÉSC Saint-Frère-André(Catholic French Middle & High School); NEARBY: Danforth Collegiate and Technical Institute(P), Kapapamahchakwew - Wandering Spirit School(P), St. Michael's Choir School(Catholic High School), St. Patrick Catholic Secondary School (Catholic high school), Notre Dame Catholic High School (Catholic Girls high school), Neil McNeil Catholic High School (Catholic Boys high school); PRIVATE: Branksome Hall, Kew Park Montessori Day School
- Neighbourhood Events: East York Civic Centre Farmers Market (every Tuesday from early May to early October at 8am-2pm), East Lynn Farmers Market (every Thursday from early May to early October), Canada Day Celebration at Stan Wadlow Park, Canada Day Parade ends at Stan Wadlow