262 Ryding Avenue



Your
clear path
home













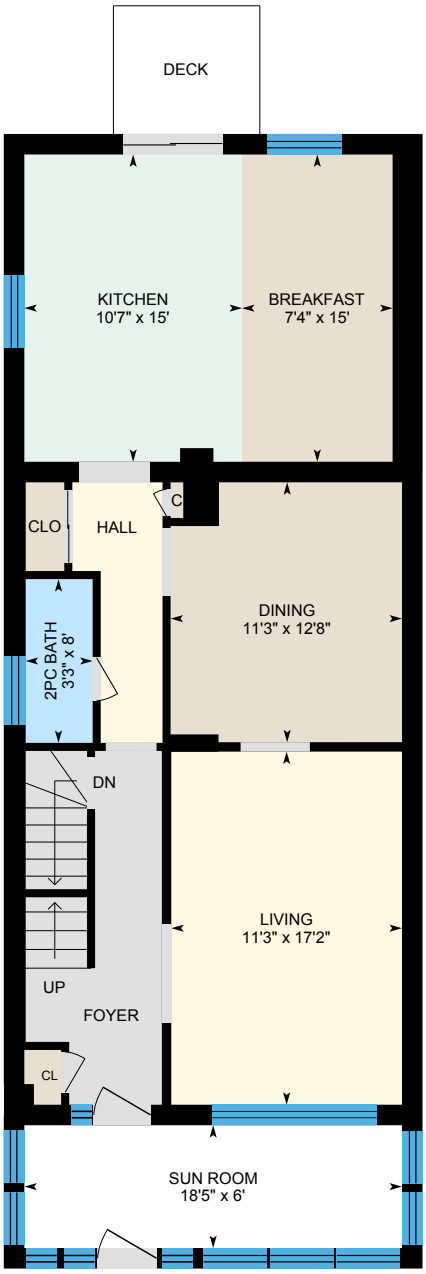






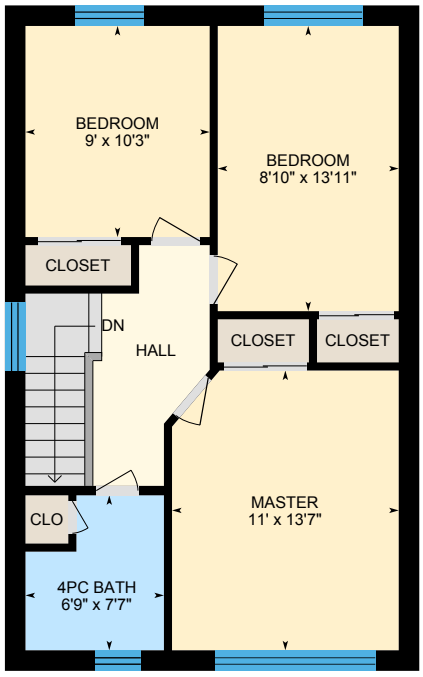


Floor Plans

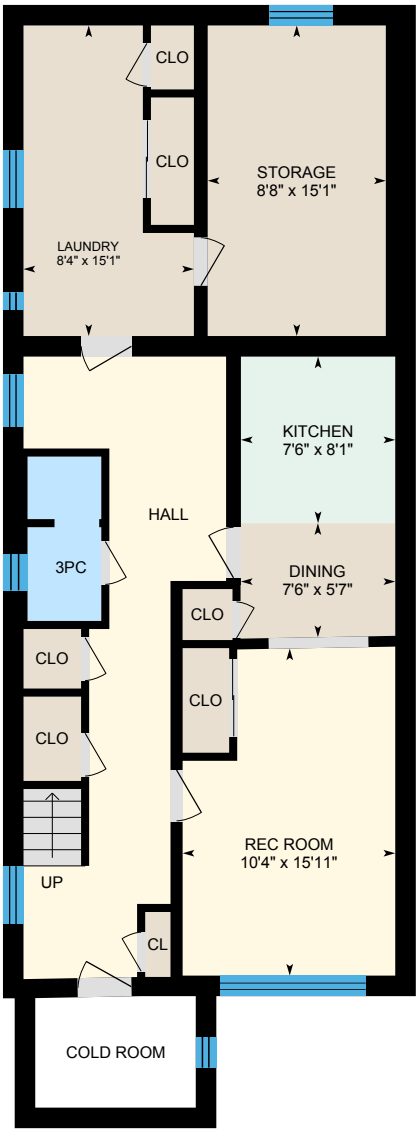


Main Floor
Exterior Area
975 sq ft

Second Floor
Exterior Area
654 sq ft



Basement (Below Grade)
Exterior Area
963 sq ft



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Real Estate Sales & Consulting Service



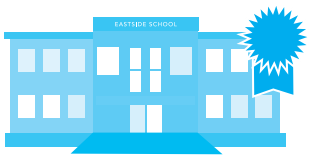
CarlSchuy
Sales Representative

RE/MAX realty ENTERPRISES brokerage
homesite.ca

262 Ryding Ave, Toronto, ON M6N 1H5, Canada

SCHOOLS

With excellent assigned and local public schools near this home, your kids will get a great education in the neighbourhood.



George Syme Community School
Designated Catchment School
Grades PK to 5
69 Pritchard Ave

Annette Street Junior and Senior Public School
Designated Catchment School
Grades PK to 8
265 Annette St

É Élém Charles-Sauriol
Designated Catchment School
Grades PK to 6
55 Pelham Ave

Humberside Collegiate Institute
Designated Catchment School
Grades 9 to 12
280 Quebec Ave

ÉS Toronto Ouest
Designated Catchment School
Grades 7 to 12
330 Lansdowne Ave

Other Local Schools

Karen Kain School of the Arts
Grades 6 to 8
60 Berl Ave

Western Technical-Commercial School
Grades 9 to 12
125 Evelyn Crescent

Ursula Franklin Academy
Grades 9 to 12
146 Glendonwynne Rd

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.



Runnymede Park / George Bell Arena
221 Ryding Ave
1 min

Henrietta Park
1 Henrietta St
3 min

Maria Street Parkette
272 Maria St
3 min

FACILITIES WITHIN A 20 MINUTE WALK

6 Playgrounds	1 Wading Pool
1 Sports Field	2 Tennis Courts
1 Ball Diamond	1 Rink
1 Arena	1 Trail

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 26 minute walk away.

Nearest Rail Transit Stop
High Park Station

Nearest Street Level Transit Stop
St Clair Ave West At Britannia Ave
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 4.04km.

St Joseph's Health Centre
30 The Queensway

Fire Station
590 Jane St

Police Station
2054 Davenport Rd

CONVENIENCE

This home is located near everyday amenities to make your daily errands easier.

- Coffee
- Gym
- Grocery
- Gas Station

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262 Ryding Ave
Toronto Ontario M6N1H5
Toronto W02 Junction Area Toronto 114-12-N
Taxes: $3,527.24 / 2019 **SPIS:** N **Last Status:** **New**
Pt Lt 71 Pl 539 **DOM:** **0**

Detached | 25 x 160 Feet **Irreg:** | **Rms:** 6 + 4
Link: N | **Front On:** N | **Bedrooms:** 3 + 1
2-Storey | **Acre:** | **Washrooms:** 3
1x4x2nd, 1x2xMain, 1x3xBsmt

Dir/Cross St: Runnymede And St Clair W

MLS#: W4544142 **Sellers:** Glenn Edwards And Mirella Edwards **Contact After Exp:** N
Open House: 8/17/2019 **From:** 2:00 **To:** 4:00 **Opn Hse Note:** Sat & Sun 2-4
Holdover: 90 **Possession Remarks:** Flexible **Occup:** Owner
PIN#: **ARN#:**

Kitchens:	1 + 1	**Exterior:**	Brick	**Zoning:**	
Fam Rm:	Y	**Drive:**	Private	**Cable TV:**	
Basement:	Apartment / Sep Entrance	**Gar/Gar Pk Spcs:**	Detached / 1.0	**Hydro:**	
Fireplace/Stv:	N	**Drive Pk Spcs:**	3	**Gas:**	
Heat:	Forced Air / Gas	**Tot Pk Spcs:**	4.0	**Phone:**	
A/C:	Central Air	**UFFI:**		**Water:**	Municipal
Central Vac:		**Pool:**	None	**Water Supply:**	
Apx Age:		**Energy Cert:**		**Sewer:**	Sewers
Apx Sqft:	1500-2000	**Cert Level:**		**Spec Desig:**	Unknown
Assessment:		**GreenPIS:**		**Farm/Agr:**	
POTL:		**Prop Feat:**	Public Transit	**Waterfront:**	
Elevator/Lift:				**Retirement:**	
Laundry Lev:	Lower			**Oth Struct:**	
Phys Hdcp-Eqp:					

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	17.19	x 11.22	Hardwood Floor	Moulded Ceiling
2	Dining	Main	12.66	x 11.25	Hardwood Floor	O/Looks Living
3	Kitchen	Main	14.96	x 10.59	Ceramic Floor	Family Size Kitchen
4	Breakfast	Main	14.96	x 7.31	Ceramic Floor	W/O To Porch
5	Master	2nd	13.61	x 11.05	Hardwood Floor	Double Closet
6	2nd Br	2nd	13.87	x 8.82	Hardwood Floor	Double Closet
7	3rd Br	2nd	10.27	x 8.95	Hardwood Floor	Double Closet
8	Kitchen	Bsmt	8.10	x 7.51	Ceramic Floor	Ceramic Back Splash
9	Breakfast	Bsmt	7.51	x 5.54	Ceramic Floor	
10	4th Br	Bsmt	15.91	x 10.36	Above Grade Window	Laminate
11	Laundry	Bsmt	15.12	x 8.30		
12	Other	Bsmt	15.12	x 8.66		

Client Remks: Rare "Junction" 3 Bdm Detached Gem (1600+ Sqft) On Prem 25X160 Ft Lot Across From Runnymede Park! Original Owner! Separate Entrance To Bsmt Apt (Income)! Features Include Kitchen Addition, Hdwd Flrs Thru-Out, 3 Washrooms, Roof 2018, Furnace & Ac 2017, 4 Car Parking (One Car Gar). Steps To Transit, Shops, Restaurants, Schools And Parks. Open House Sat & Sun 2-4Pm. Visit Realtors Website For Floor Plans & Hd Virtual Tour

Extras: Existing 2 Fridges, Stove (Exclude: Stove In Bsmt), B/I Dishwasher, Washer & Dryer, All Window Coverings, All Elfs, Agdo & Remote, Cac, Humidifier

Brkage Remks: Show To Your Fussiest Client. Seller & Agent Do Not Warrant Retrofit Status Of Bsmt Apartment. Attach Schedule B & 801 To Offer. Offers W/Cert Deposit Welcome Monday August 19 7Pm. Seller Reserves The Right To Accept A Preemptive Offer. Inspection Report Avail Upon Request

RE/MAX REALTY ENTERPRISES INC., BROKERAGE **Ph:** 905-855-2200 **Fax:** 905-855-2201
1697 Lakeshore Road West Mississauga L5J1J4
CARL SCHUY, Salesperson 416-948-2883

Contract Date: 8/12/2019 **Condition:** **Ad:** N
Expiry Date: 10/31/2019 **Cond Expiry:** **Escape:**
Last Update: 8/12/2019 **CB Comm:** 2.5% **Original:** $999,500

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Carl Schuy

Sales Representative

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Real Estate Sales & Consulting Service

RE/MAX
realty ENTERPRISES INC.
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