



3845 Lake Shore Blvd W

Etobicoke, ON

HOODQ ADDRESS REPORT™

Ingrid Smith
smithproulxteam.com



SCHOOLS

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



ÉE Micheline-Saint-Cyr

Designated Catchment School
Grades PK to 6
85 Forty First St

Lakeshore Collegiate Institute

Designated Catchment School
Grades 9 to 12
350 Kipling Ave

ÉS Toronto Ouest

Designated Catchment School
Grades 7 to 12
330 Lansdowne Ave

James S. Bell Junior Middle Sports and Wellness Academy

Designated Catchment School
Grades PK to 8
90 Thirty First St

Other Local Schools

Karen Kain School of the Arts

Grades 6 to 8
60 Berl Ave

Etobicoke School of the Arts

Grades 9 to 12
675 Royal York 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.



Marie Curtis Park

2 Forty Second St



2 min

Etobicoke Valley Park

18 Dunning Cres



3 min

Maurice J. Breen Park

26 Forty Third St



2 min

FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|---------------------|---------------|
| 1 Dog Park | 3 Playgrounds |
| 1 Wading Pool | 1 Splash Pad |
| 4 Ball Diamonds | 4 Trails |
| 1 Beach | 1 Clubhouse |
| 1 Picnic Facilities | |

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 2 minute walk away.

Nearest Rail Transit Stop

Long Branch Go Station

2 min

Nearest Street Level Transit Stop

Lakeshore Rd At Forty-First St

1 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a hospital, and a police station within 2.82km.

Trillium Health Partners - Queensway Health Centre

150 Sherway Dr

Fire Station

3 Lunness Rd

Police Station

135 Lakefront Prom.



Disclaimer: These materials have been prepared for ingrid.smith@rogers.com and are not intended to solicit buyers or sellers currently under contract with a brokerage. By accessing this information you have agreed to our terms of service, which are hereby incorporated by reference. This information may contain errors and omissions. You are not permitted to rely on the contents of this information and must take steps to independently verify its contents with the appropriate authorities (school boards, governments etc.). As a recipient of this information, you agree not to hold us, our licensors or the owners of the information liable for any damages, howsoever caused.