



# The Richards Group

richardsgroup.ca | 416.699.0303



## 45 Lee Ave, Toronto, ON M4E 2P1, Canada

### SCHOOLS

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



#### Williamson Road Junior Public School

Designated Catchment School  
Grades PK to 6  
24 Williamson Rd

#### É ÉléM La Mosaïque

Designated Catchment School  
Grades PK to 6  
80 Queensdale Ave

#### Collège français secondaire

Designated Catchment School  
Grades 7 to 12  
100 Carlton St

#### Glen Ames Senior Public School

Designated Catchment School  
Grades 7 to 8  
18 Williamson Rd

#### Malvern Collegiate Institute

Designated Catchment School  
Grades 9 to 12  
55 Malvern Ave

#### Other Local Schools

#### First Nations School of Toronto

Grades PK to 12  
16 Phin Ave

#### Danforth Collegiate and Technical Institute

Grades 9 to 12  
800 Greenwood Ave

### 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.



#### Kew Gardens

2075 Queen St E



1 min

#### Balmy Beach Park

1 Beech Ave



4 min

#### Beaches Park

77 Kew Beach Ave



2 min

#### FACILITIES WITHIN A 20 MINUTE WALK

- |                    |                  |
|--------------------|------------------|
| 3 Dog Parks        | 3 Playgrounds    |
| 1 Wading Pool      | 10 Tennis Courts |
| 1 Ball Diamond     | 1 Rink           |
| 1 Community Centre | 7 Trails         |
| 1 Clubhouse        | 4 Lawn           |
| 1 Outdoor Dry Pad  | Bowling/Bocces   |
|                    | 1 Shuffleboard   |

### TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 3 minute walk away and the nearest rail transit stop is a 27 minute walk away.

**Nearest Rail Transit Stop**  
Danforth GO

**Nearest Street Level Transit Stop**  
Hambly Ave At Queen St  
East North Side 3 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 3.23km.

**Toronto East Health Network - Michael Garron Hospital**  
825 Coxwell Ave

**Fire Station**  
1904 Queen St E

**Police Station**  
101 Coxwell Ave

### CONVENIENCE

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

**Coffee** **Gym**

**Grocery** **Gas Station**



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