



*Welcome to 98 Hiawatha Road*



*A Wonderful Opportunity on the Highly Sought-After Hiawatha Road*



Cameron Weir, Sales Representative (416) 578-5400 [Cameron@TheWeirTeam.ca](mailto:Cameron@TheWeirTeam.ca)

Scott Hanton, Broker (416) 887-2530 [Scott@TheWeirTeam.ca](mailto:Scott@TheWeirTeam.ca)

Keller Williams Advantage Realty, Brokerage 1238 Queen St E Unit B, Toronto, ON M4L 1C3 O: (416) 465-4545 F: (416) 465-4533

[www.TheWeirTeam.ca](http://www.TheWeirTeam.ca)





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*Well-Maintained Detached House Currently Boasts 3 Self-Contained Suites*



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*Stylish 2nd Floor Balcony Overlooking the Tree Tops of Leslieville*



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*Large Guest House in the Fenced-in Back Yard*



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## Leslieville

### HISTORY

Leslieville began as a small village that grew up around the Toronto Nurseries owned by George Leslie and sons, after whom the neighbourhood is named.

One of the first buildings in the village was the Leslieville Public School built in 1863. Leslieville's first principal was Alexander Muir, who composed the famous "The Maple Leaf Forever". The maple tree said to inspire Muir's poetic verse is still standing today at the intersection of Laing Street and Memory Lane and has become Leslieville's most famous landmark.

### OVERVIEW

The green and white Leslieville street signs that run along Queen Street were installed in 1987. These historic markers are symbolic of a renewed interest and pride in Leslieville among the residents of this up and coming east end neighbourhood.

### SHOPPING

Leslieville's main shopping district runs along historic Queen Street. Here you'll find one-of-a-kind antique shops, art galleries, design shops, bakeries, as well as trendy cafes and restaurants.

The area on Gerrard Street East between Greenwood Avenue and Coxwell Avenue is known as the 'India Bazaar' and is the commercial centre of Toronto's East Indian community. The aroma of incense and the sound of music provide an exotic backdrop to area's imported clothing stores and alluring restaurants.

### TRANSPORTATION

Leslieville is well served by the public transit system which operates bus or streetcar routes on Carlaw, Jones, Greenwood, Coxwell & Eastern Avenues as well as Queen and Gerrard Streets. Most routes will bring riders to stations on the Bloor-Danforth subway line.

Motorists can be downtown in minutes with Lake Shore Blvd, the Gardiner Expressway and Don Valley Parkway are also close by.



### RECREATION

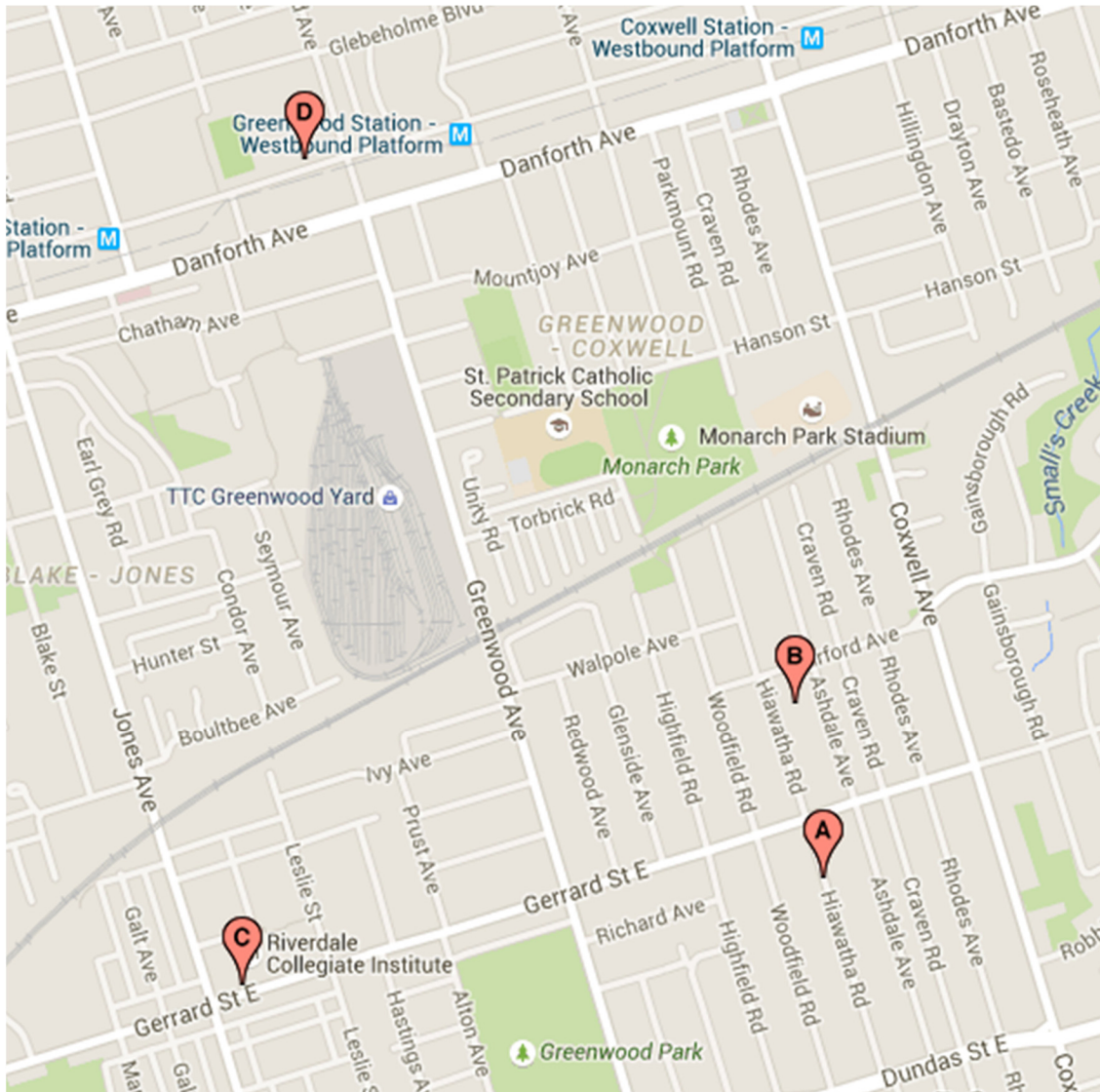
Greenwood Park has a playground, pool, artificial ice rink and three baseball diamonds. The Jonathan Ashbridge Park on the south side of Queen Street features two tennis courts, a playground and a wading pool.

Nearby, the S.H Armstrong Community Recreation Centre on Woodfield Rd has a gymnasium, an indoor pool, fitness room, a craft room and meeting rooms.

The Gerrard/Ashdale Public Library has a wide variety of programs for children, adults and seniors.







## Designated Schools

A) 98 Hiawatha Rd

B) Roden Public School (Gr JK - 08)	151 Hiawatha Rd	416-393-9555
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C) Riverdale Collegiate Institute (Gr 09 - 12)	1094 Gerrard St E	416-393-9820
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D) Danforth Collegiate & Tech Institute (Gr 09 - 12)	800 Greenwood Ave	416-393-0620
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## School Report Cards *If it matters . . . measure it*

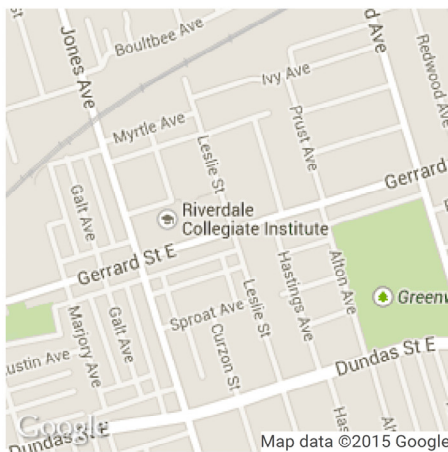
You have selected:

### Riverdale Collegiate Institute

Public  
1094 Gerrard St E  
Toronto, ON M4M2A1  
Phone Number: 416-393-9820

School District: Toronto DSB

Web Site <http://schools.tdsb.on.ca/riverdale/>



Print this page

### Report Card for Riverdale Collegiate Institute

**2012-13 Rank** **87/740**  
**Rank in the most recent five years** **149/691**

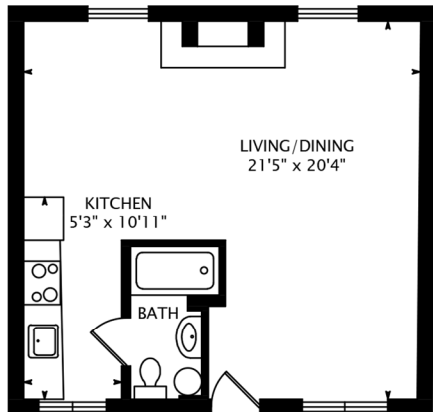
**FI Rating**  
**7.8/10**

#### School Information

**OSSLT count** **356**  
**ESL (%)** **2.5**  
**Special needs (%)** **12.6**  
**Parents' average income (\$)** **52,000**  
**Actual rating vs. predicted based on parents' avg. inc.** **2.5**

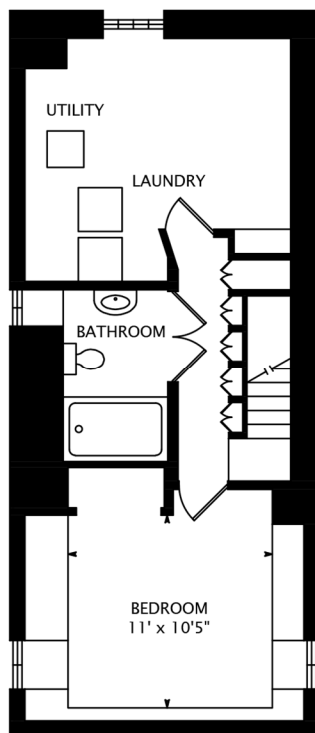
Academic Performance	2009	2010	2011	2012	2013	Trend
Avg. level Gr 9 Math (Acad)	2.8	3.0	2.9	3.0	3.1	—
Avg. level Gr 9 Math (Appl)	1.6	2.5	2.3	2.6	2.6	—
OSSLT passed (%)—FTE	89.7	90.4	86.4	87.0	89.2	—
OSSLT passed (%)—PE	48.0	41.0	63.3	54.5	51.2	—
Tests below standard (%)	22.3	17.0	20.4	16.7	15.2	—
Gender gap (level)—Math	M 0.1	F 0.1	M 0.1	M 0.1	E	—
Gender gap OSSLT	F 3.5	M 0.8	M 2.4	F 11.3	F 2.0	—
Gr 9 tests not written (%)	2.7	2.5	0.0	0.9	0.7	—
<b>Overall rating out of 10</b>	<b>6.7</b>	<b>7.4</b>	<b>6.9</b>	<b>7.3</b>	<b>7.8</b>	—



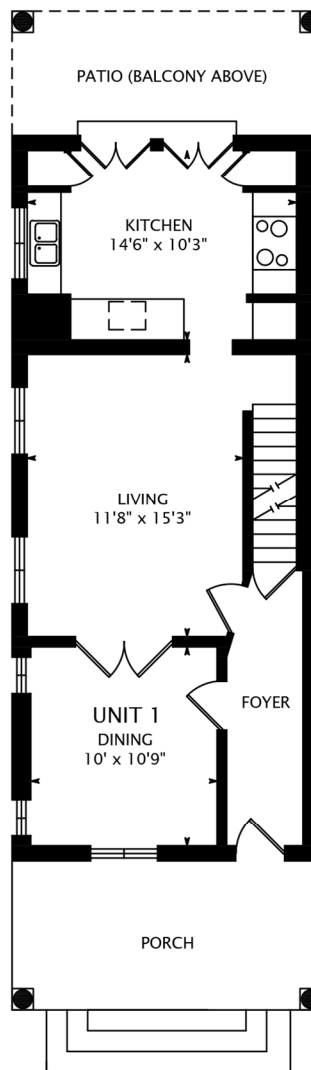


**CABIN**  
506 SQUARE FEET

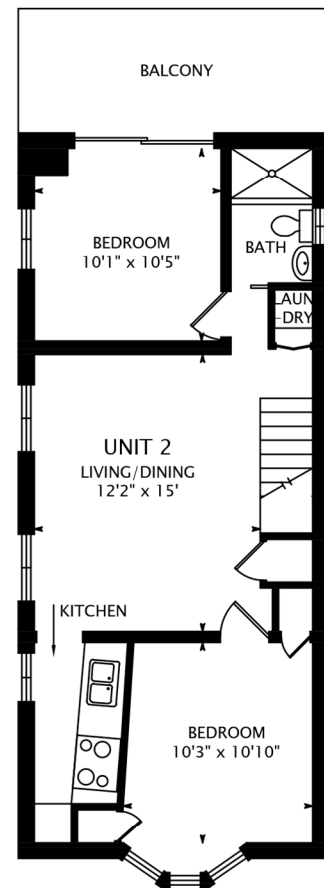
1317 SQUARE FEET  
+ 613 SQUARE FEET BELOW GRADE  
+ 506 SQUARE FEET CABIN



**LOWER FLOOR**  
613 SQUARE FEET



**MAIN FLOOR**  
655 SQUARE FEET



**SECOND FLOOR**  
662 SQUARE FEET