



Welcome to 252 Woodfield Road



*Detached 3 Bedroom, 3 Bathroom House with Parking
In the Increasingly Valuable Neighbourhood of Leslieville
Re-shingled Side Roof (2014) and Upgraded Electrical (2010)*



Cameron Weir, Sales Representative (416) 578-5400 Cameron@TheWeirTeam.ca
Scott Hanton, Broker (416) 887-2530 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



Bright and Spacious Living Room with Hardwood Floor



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*Renovated Eat-In Kitchen (2013) with Quartz Counters, Backsplash
Stainless Steel Appliances and Updated Lighting Fixtures*



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Three Spacious Bedrooms with a Private Second Floor Balcony



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2 Bedroom Basement Apartment with Separate Entrance



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Large Backyard Paradise



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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.



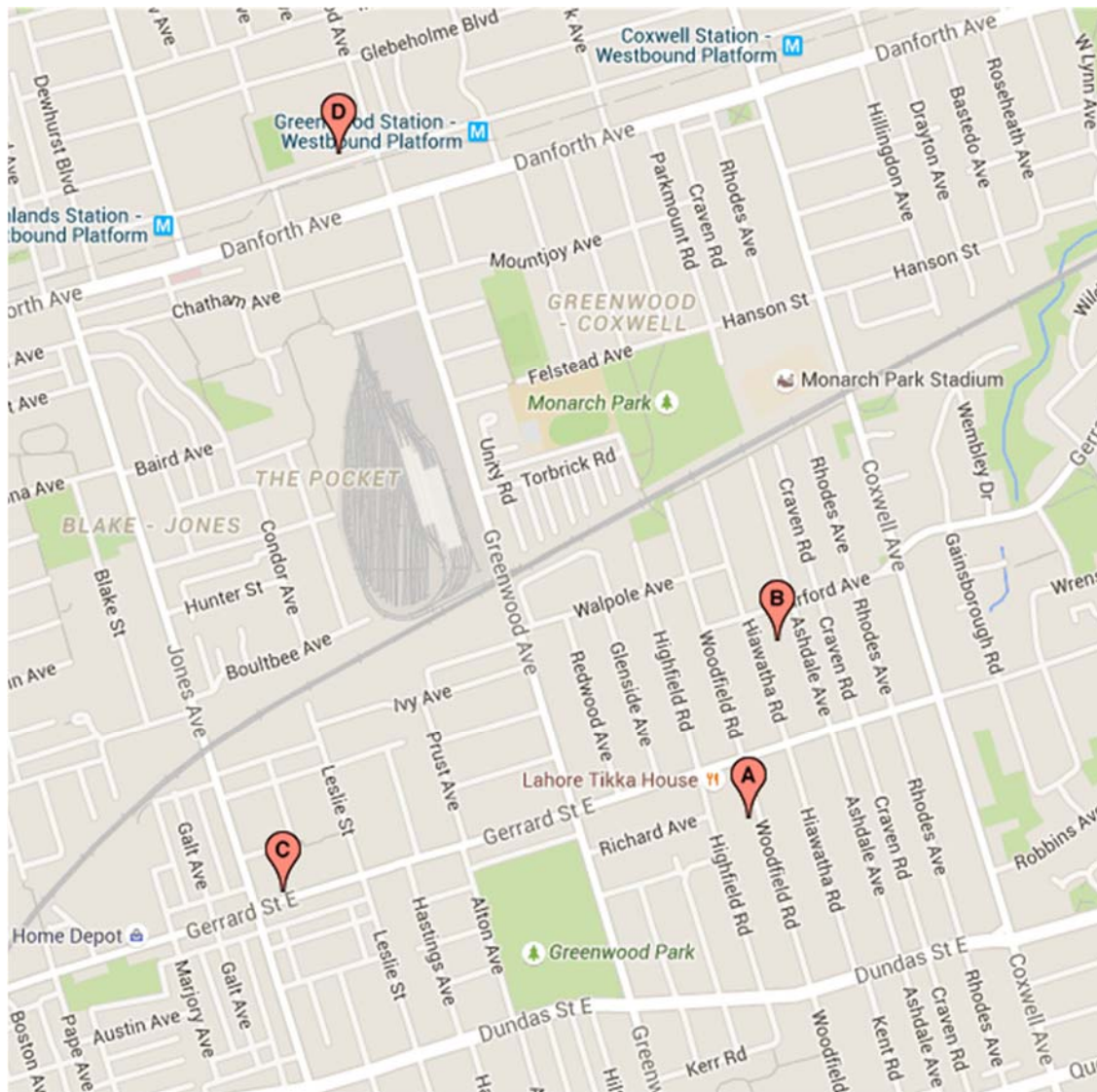
RECREATION

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) 252 Woodfield Rd		
B) Roden Public School (Gr JK - 08)	151 Hiawatha Rd	416-393-9555
C) Riverdale Collegiate (Gr 09 - 12)	1094 Gerrard St E	416-393-9820
D) Danforth Collegiate & Tech Institute (Gr 09 - 12)	800 Greenwood Ave	416-393-0620

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School Report Cards

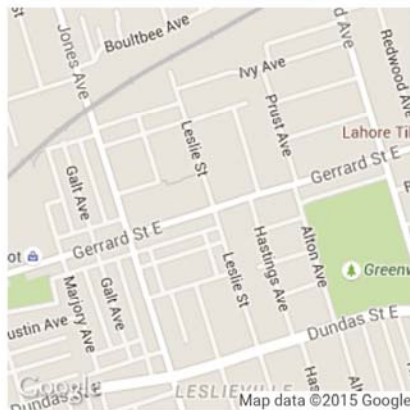
If it matters . . . measure it

You have selected:

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

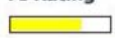
School District: Toronto DSB

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



Report Card for Riverdale Collegiate Institute

2013-14 Rank **198/749**
Rank in the most recent five years **140/693**

FI Rating
 **7.1/10**

School Information

OSSLT count **329**
ESL (%) **1.2**
Special needs (%) **18.2**
Parents' average income (\$) **n/a**
Actual rating vs. predicted based on parents' avg. inc. **n/a**

Academic Performance	2010	2011	2012	2013	2014	Trend
Avg. level Gr 9 Math (Acad)	3.0	2.9	3.0	3.1	3.0	—
Avg. level Gr 9 Math (Apld)	2.5	2.3	2.6	2.6	2.4	—
OSSLT passed (%)—FTE	90.4	86.4	87.0	89.2	85.1	—
OSSLT passed (%)—PE	41.0	63.3	54.5	51.2	56.7	—
Tests below standard (%)	17.0	20.4	16.7	15.2	17.2	—
Gender gap (level)—Math	F 0.1	M 0.1	M 0.1	E	E	—
Gender gap OSSLT	M 0.8	M 2.4	F 11.3	F 2.0	F 11.3	—
Gr 9 tests not written (%)	2.5	0.0	0.9	0.7	1.7	—
Overall rating out of 10	7.4	6.9	7.3	7.8	7.1	—

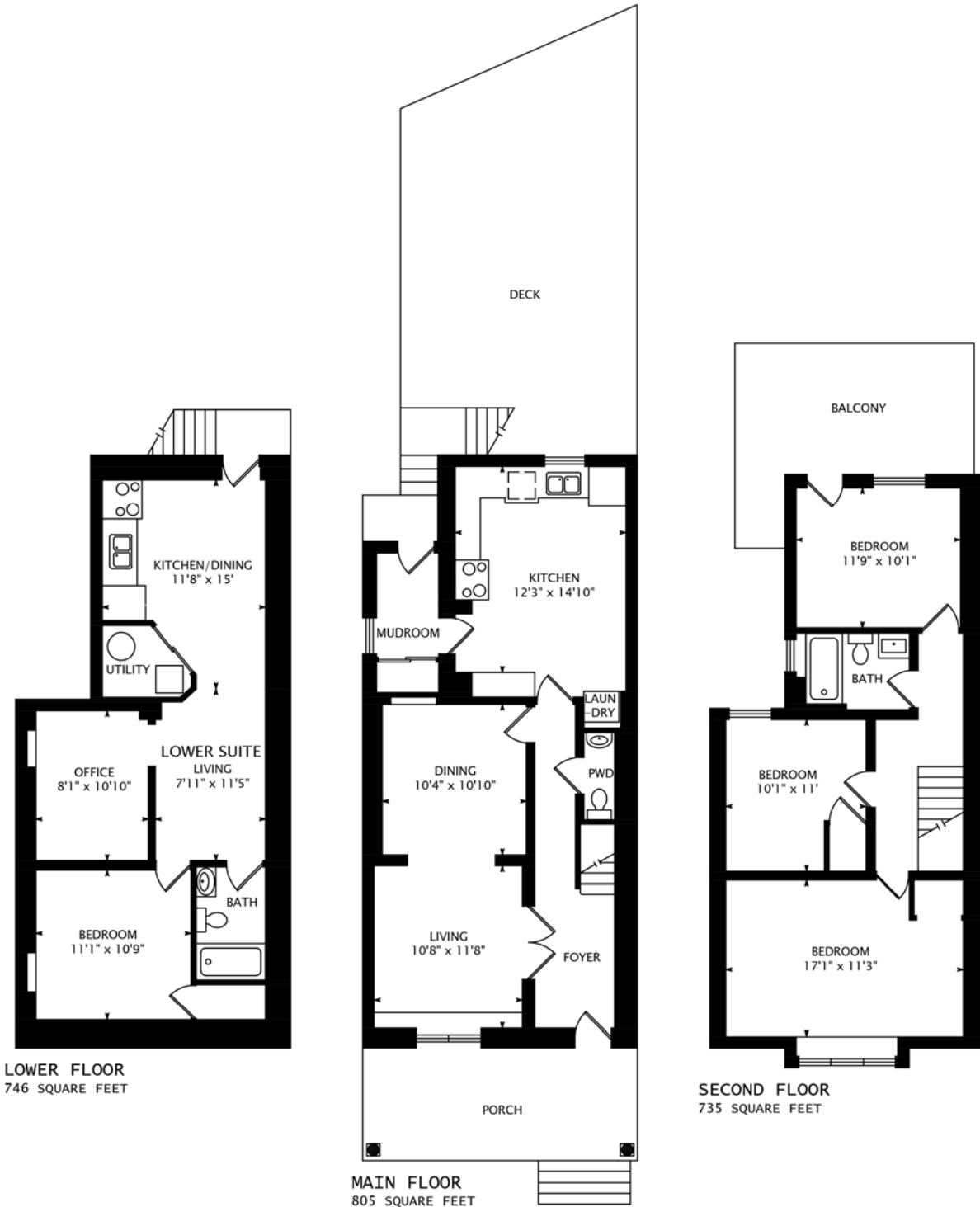
In order to get the most from the Report Card, readers should consult the complete table of results for each school of interest. By considering several years of results - rather than just a school's rank in the most recent year - readers can get a better idea of how the school is likely to perform in the future.

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1540 SQUARE FEET
+ 746 SQUARE FEET BELOW GRADE