



Welcome to 403 Woodfield Road



*Immaculate Brand New Custom 4 Bedroom, 4 Bathroom Detached House in Leslieville
Outstanding Craftsmanship, Beautiful Attention to Detail and High Quality Finishes*



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



Open-Concept Living Room with Soaring 10 Foot Ceilings



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Spectacular Chef's Kitchen with 6 Burner Gas Cook-Top, Soft-Close Drawers, Jenn-Air Appliances and a Stunning 9 Foot Centre Island with 3" Quartz Top



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*Walk Out to Back Deck from Open-Concept Dining Area
Imported Italian Stone Fireplace Surround and Back Splash*



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*Spacious Master Bedroom with Custom 59'' Ensuite Bathtub
Upgraded Staircase Posts and Railings—LED Pot Lights Throughout*



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*5" Oak Hardwood Flooring, Custom Baseboards and Door Frames
And CAT 5 Upgraded Wiring Throughout*



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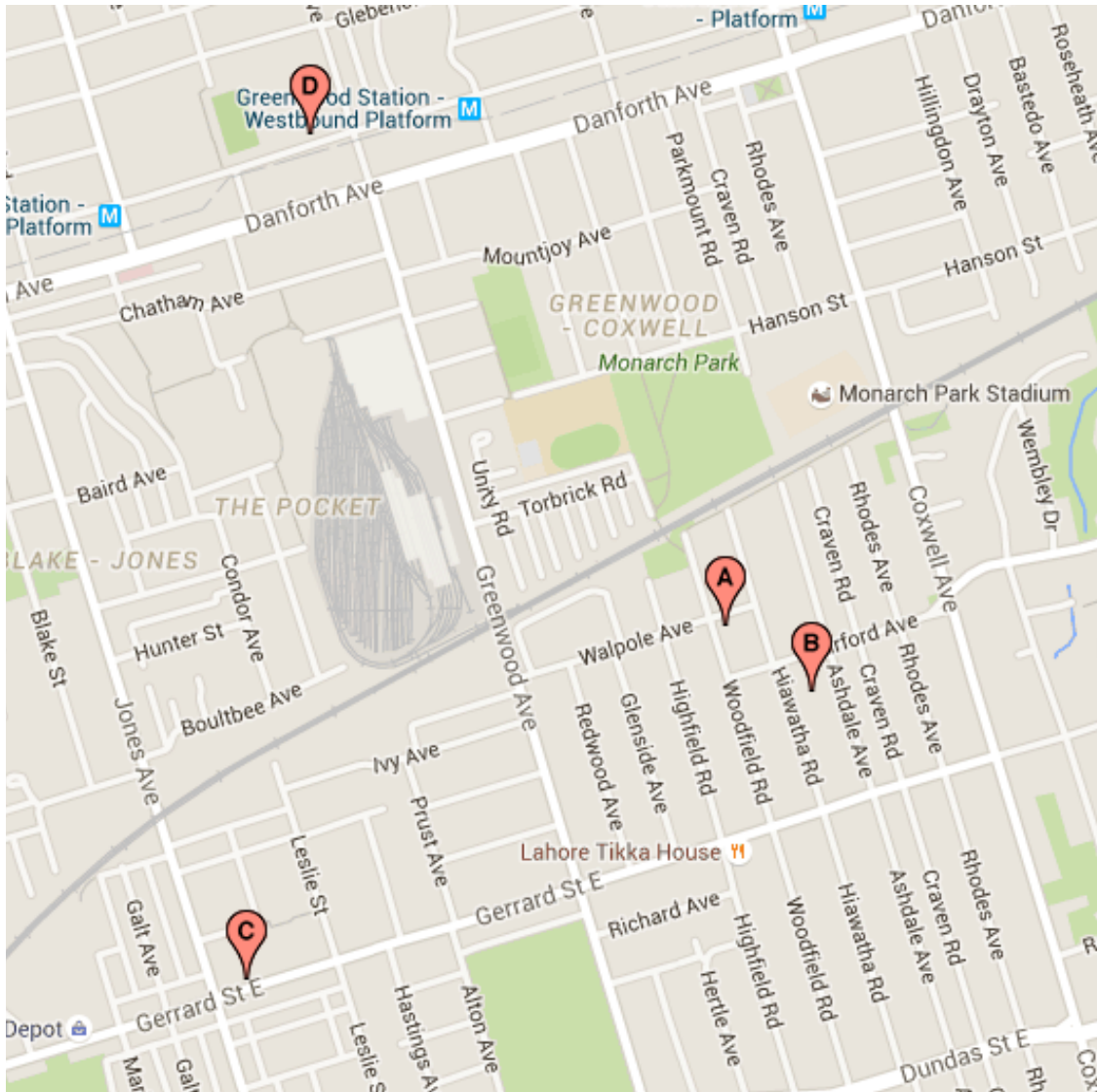
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*Limestone and Ceramic Tile Flooring Throughout
200 AMP Electrical Service, Tankless Hot Water System and Rough-In for Central Vacuum*





Designated Schools

A) 403 Woodfield Rd

B) Roden Public School (Gr JK - 08)	151 Hiawatha Rd	416-393-9555
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C) Riverdale Collegiate (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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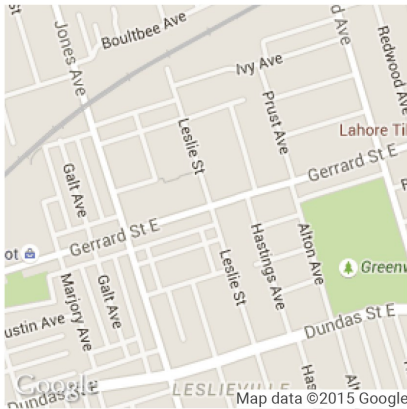
School Report Cards *If it matters . . . measure it*

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/>



Report Card for Riverdale Collegiate Institute

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

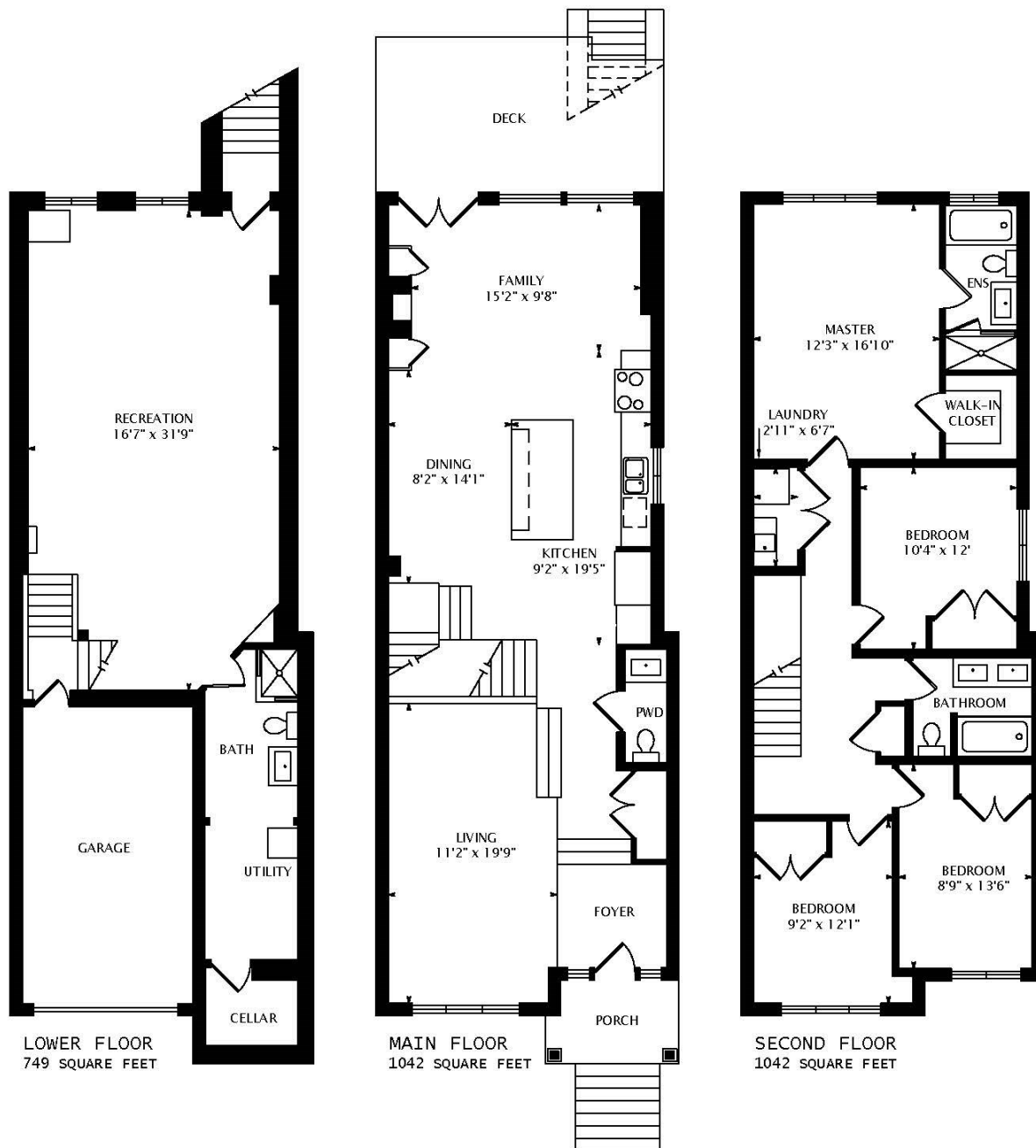
FI Rating
 **7.1/10**

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.



2084 SQUARE FEET
+ 749 SQUARE FEET BELOW GRADE

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