



STU SELLS  
REALTY TEAM





\$799,000  SEMI-DETACHED  4 BEDS  2 BATHS

## 87 Muirhead Road, Toronto

Taxes 2019 \$ 3,752      Lot size - 51.74 x 92.29 ft irreg.

You can feel the warmth in this wonderful home. These original owners have lived here for over 50 years and raised their children here. Now it is time for the next family to take over. This is a perfect starter home a priced for you to get into the competitive Toronto housing market. It boasts four spacious bedrooms all with stunning hardwood floors. Open concept living and dining area which is perfect for a growing family. Large eat in kitchen with a ton of built-in shelves and storage. Finished family/rec rooms in basement offering you more living space. This irregular lot is perfectly landscaped and ready for the kids to enjoy the outdoors. Single car garage and private drive for loads of parking. This home has been meticulously maintained over the years and ready for your personal touches!

Awesome location-TTC at your door step. You can walk to parks/schools and French Immersion nearby. Hop/Skip and a jump to Fairview mall and the subway Easy access to anywhere in the city on the 401/404/407. This is a wonderful community for your first home in the city.









# 87 Muirhead Rd

North York, ON

HOODQ HIGHLIGHTS

Stuart Sankey  
416.669.9090  
stusells.ca



## SCHOOLS

With good assigned and local public schools very close to this home, your kids can thrive in the neighbourhood.



### Muirhead Public School

Designated Catchment School  
Grades PK to 5  
25 Muirhead Rd

### Pleasant View Junior High School

Designated Catchment School  
Grades 6 to 8  
175 Brian Dr

### É Éléme Laure-Rièse

Designated Catchment School  
Grades PK to 6  
339 Alton Towers Cir

### Sir John A. Macdonald Collegiate Institute

Designated Catchment School  
Grades 9 to 12  
2300 Pharmacy Ave

### ÉS Étienne-Brûlé

Designated Catchment School  
Grades 7 to 12  
300 Banbury 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.



### Muirhead Park

65 Muirhead Rd



1 min

### Old Sheppard Park

101 Old Sheppard Ave



7 min

### Pleasantview Park

61 Pleasant View Dr



4 min

## FACILITIES WITHIN A 20 MINUTE WALK

- |                       |                  |
|-----------------------|------------------|
| 1 Pool                | 5 Playgrounds    |
| 2 Sports Fields       | 1 Splash Pad     |
| 3 Ball Diamonds       | 2 Rinks          |
| 1 Community Centre    | 1 Multi-Use Pad  |
| 1 Fitness Room        | 1 Indoor Dry Pad |
| 4 Lawn Bowling/Bocces | 1 Pro Shop       |

## TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 8 minute walk away and the nearest rail transit stop is a 12 minute walk away.



### Nearest Rail Transit Stop

Don Mills Station



12 min



### Nearest Street Level Transit Stop

Fairview Mall Dr /  
Godstone Rd



8 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 3.49km.



### North York General Hospital

4001 Leslie St



### Fire Station

115 Parkway Forest Dr



### Police Station

50 Upjohn Rd

## CONVENIENCE

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



Coffee



Gym



Grocery



Gas Station

# HoodQ

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# WHY SELL WITH US?



## SIMPLER

DECREASE STRESS. ADD VALUE. THAT IS SELLING SIMPLY!

We'll take care of all the necessary details, cast our buyer net as wide as we can, and create a serious buzz around your listing so this is as stress-free and simple as possible.



## BOLDER

We don't just throw up a 'For Sale' sign when selling a house. We draw in qualified buyers with lots of information, prep work, and beautiful marketing materials, including...

- INTERACTIVE LIFESTYLE VIDEOS
- PROFESSIONAL PHOTOGRAPHY
- COLOURFUL HIGH-QUALITY BROCHURES
- FLOOR PLANS
- AN INDIVIDUAL LISTING WEBSITE
- HOME INSPECTION REPORTS
- SOCIAL MEDIA ADVERTISING (YOUTUBE, FACEBOOK, INSTAGRAM, AND MORE)
- STAGING CONSULTATIONS
- PROFESSIONAL CLEANING

## SMARTER

We've been navigating bidding wars for over a decade. We know how to read the market and read the buyer, and we'll work the process to ensure you get that top dollar price for your home.

Some agents might take the highest offer that comes in – but not us. We'll work all night to make sure every offer on the table is at top dollar, so you get the strongest deal possible.

**09 Days**

AVERAGE DAYS ON MARKET

**300**

PROPERTIES SOLD IN 2017

**Top 1%**

OF AGENTS IN TORONTO

416.669.9090

## CHECK OUT **STUSSELLS.CA** FOR:

- VIRTUAL TOUR
- MAP AND LOCATION
- WALKING TOUR OF THE NEIGHBOURHOOD
- SCHOOLS
- CENSUS DESCRIPTION OF THE NEIGHBOURHOOD
- MORTGAGE CALCULATOR
- AND MORE PICTURES!



📞 : (416) 669 - 9090 | ✉️ : [hello@stusells.ca](mailto:hello@stusells.ca)

**STUART SANKEY & JENNIFER SANKEY**, Sales Representatives

**RE/MAX**  
HALLMARK REALTY LTD.  
Independently Owned and Operated | RAISING THE BAR

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is proud to support the  
following foundations:

