



REALTY GROUP

24 Heale Ave, Toronto ON, M1N 3X7

Blooming Gardens and Bright Beginnings at 24 Heale Ave

Each morning, as she has done for the last 28 years, Denise would savour her morning coffee while losing herself in the beauty of her outdoor garden just beyond the kitchen's French doors. Decades earlier she took a bland patch of grass and turned it into a vibrant sanctuary - a carefully cultivated landscape filled with native grasses and flowering perennials. It was a haven she shared with butterflies and other local wildlife.

Inside the home, the main floor reveals a bright and open, perfect for large gatherings and celebrations. Denise's fondest memories were the birthday parties where family, friends, and laughter filled the space. Upstairs, three generously proportioned rooms create the perfect haven for rest and personal reflection.

The neighbourhood has been perfect for Denise's family. It's safe, offers excellent school options, and is diverse. Everything she needs to fully enjoy city life, from shops and parks to the Scarborough GO station. Denise's favourite local spot for a bite to eat is Jatu Jak, where she's had many great meals with family and friends.

Though Denise isn't moving far, her growing family needs more space.

As I prepared Denise's home for presentation. I found myself taken in the spirit within and the stories these walls hold of laughter, love, and a life well-lived. It's not just a house; it's a home that has embraced every moment, and now, it waits to welcome its next chapter.

Improvements to Property:

- Furnace (2024)
- Vinyl Flooring in Basement (2024)
- Washing Machine (2024)
- Kitchen refresh (2022)
- Family Washroom reno (2023)
- Eavestroughs (2022)
- Roof (2020)
- Deck (2020)
- Finished Basement (2004)

Included with Property:

- Appliances: Refrigerator, Stove, Washer & Dryer.
- All existing electrical light fixtures, window coverings, bathroom mirrors and wall-mounted shelving
- Owned: Furnace & Central Air Conditioner

Excluded from the Property:

- Living Room curtain panels
- All furniture, accessories and décor related to staging

Rentals (assumable):

- Hot Water Tank (\$27.09+HST per month, with Enbridge)

Neighbourhood Highlights:

- Transit: Nearest TTC street-level stop: Park St at Atlee Ave (0.12kms or 2 mins walk), nearest GO Train stop: Scarborough GO (0.64kms or 7 mins walk)
- Restaurants and Cafes: Quick walk to all of the cafes, restaurants and shops on Kingston Rd & at St Clair Ave E.
- Conveniences: Really diverse mix of large and local grocery/market options, including a No Frills less than 10 mins drive away
- Recreation: JA Leslie Tot Lot (0.24kms, playground), Sandown Park (0.29kms, playground, sports field, splash pad), Natal Park (0.38kms, playground, open green space, trail), Bluffer's Park & Beach (0.73kms, trail, beach, boating facilities, picnic area)
- Safety & Security: Scarborough Health Network – General Campus at 3050 Lawrence Ave E (4.85kms), Fire Station 223 at 116 Dorset Rd (1.89kms), Police 41 Division at 2222 Eglinton Ave E (2.98kms)
- Schools: ASSIGNED: John A. Leslie Public School (P, JK-8), ÉÉ Jeanne-Lajoie (P-French, JK-6), ÉS Michelle-O'Bonsawin (P-French, 7-9), R. H. King Academy (P, High School 9-12), Collège français secondaire (P-French Middle & High School 7-12); St. Theresa Shrine Catholic School (Catholic, JK-8), ÉÉC Georges-Étienne-Cartier (Catholic French, JK-6), ÉÉC du Bon-Berger (Catholic French, JK-6), ÉSC Père-Philippe-Lamarche (Catholic French Middle & High School 7-12); NEARBY: Broadlands Public School (P, French Immersion K-5), St. John Henry Newman Catholic High School (Catholic High School 9-12), St. Joan of Arc Catholic Academy (Catholic High School 9-12), Neil McNeil Catholic High School (Catholic High School, 9-12, All Male); PRIVATE: Salaheddin Islamic School, Khairul Ummah School