

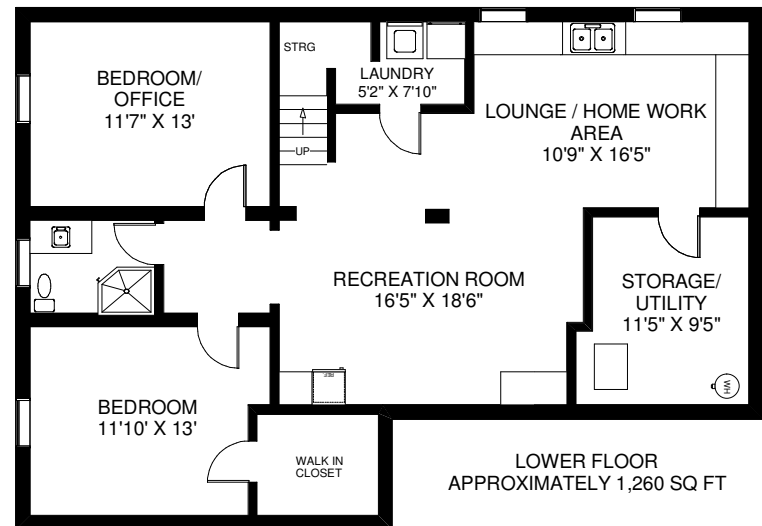
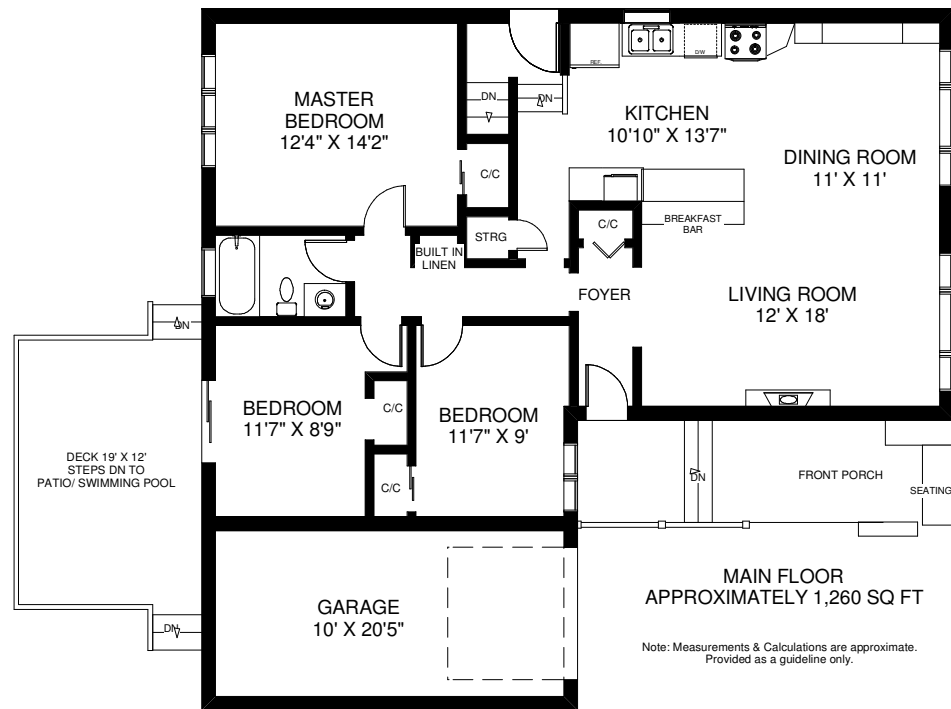


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Welcome to  
**32 SEDGEBROOK CRESCENT**

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Prospective purchaser should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximations. Information contained herein is based on information furnished and sources we believe to be reliable but for which we assume no responsibility.





# Welcome to 32 SEDGEBROOK CRESCENT

Located on one of the nicest streets in the West Deane neighborhood sits this beautifully renovated bungalow. Fantastic open concept living, dining and kitchen space. Ideal for small or large scale entertaining. Enjoy summer BBQs pool side in the large, private backyard space. A kid's paradise by day but a lovely spot to sip a glass of wine on a beautiful summer evening.

West Deane Park, offering a large playground, outdoor pool, baseball diamond and walking/jogging/biking trails is a five minute walk up the street. Centennial Park and Community Centre complete with Olympic sized indoor pool, skating rink, small golf course and ski hill is also just minutes away by car or bike!

Cloverdale Mall, Sherway Gardens and dozens more shops, restaurants and other amenities are also within minutes of this centrally located neighborhood.

Access to the 427, Gardiner Expressway, QEW and 400 series highways is a 5 minute drive west so whether you're heading uptown or downtown you can be on your way in minutes.

## SCHOOLS

### TORONTO DISTRICT SCHOOL BOARD

- Princess Margaret Junior School
- John G Althouse Middle School
- Martin Grove Collegiate High School

### TORONTO CATHOLIC SCHOOL BOARD

- St. Gregory's Catholic School (K-8)
- Michal Power High School

