

40 Carnation Ave #122 TORONTO, ON



YOU DON'T BUY THE HOME; YOU BUY THE NEIGHBOURHOOD!

NAME OF NEIGHBOURHOOD

LONG BRANCH

NEIGHBOURHOOD DESCRIPTION

- Long Branch is a waterfront community in the southwestern part of Etobicoke, Toronto, Ontario. This neighbourhood is renowned for its beautiful setting along the shores of Lake Ontario, providing a peaceful environment that is still easily accessible to the vibrant city life of downtown Toronto.
- The area boasts several parks and green spaces, with Marie Curtis Park being the most prominent. This park offers residents beach access, picnic areas, and walking trails, making Long Branch an ideal location for outdoor enthusiasts and families seeking leisure activities in a natural setting.
- Long Branch is well connected with the Long Branch GO Station, TTC bus routes, and major roadways like Lake Shore Boulevard, making it an attractive residential area for commuters seeking a balance between city work and lakeside living.

LOCATION








WELCOME HOME.

A *community* is a place that people call home. It's a place to work, play, learn, share and relax.

This Community Feature Sheet® is designed to help you to get to know this *community*.

Who knows, maybe someday soon you will call this exceptional *community* home.

RECREATION & FUN

Arena	 Humber Sport Arena Ford Performance Centre
Community Center	 Ken Cox Community Centre Power House Recreation Centre
Parks	 Laburnham Park Donald Russell Memorial Park Etobicoke South Cenotaph Colonel Samuel Smith Dog Park
Fitness	 F45 Training Humber Lakeshore Campus Fitness Centre Studio 3301 Group Fitness
Trails	 Etobicoke Valley Park Applewood Trail

M8V 0B8

40 CARNATION AVE #122

GETTING AROUND



40 Carnation Ave #122 has a Walk Score of a 76. This location is Very Walkable so most errands can be accomplished on foot.

Learn more at www.walkscore.com.

PUBLIC SCHOOLS

ELEMENTARY	MIDDLE	HIGH SCHOOL
TWENTIETH STREET JUNIOR SCHOOL	JAMES S BELL JUNIOR MIDDLE SCHOOL	LAKESHORE COLLEGIATE INSTITUTE
3190 Lake Shore Blvd W	90 Thirty First St	350 Kipling Ave
Grades: JK-05	Grades: JK-08	Grades: 09-12
169 STUDENTS	431 STUDENTS	620 STUDENTS

TRANSPORTATION

501
BUS STOP

EVERY 10 MINUTES

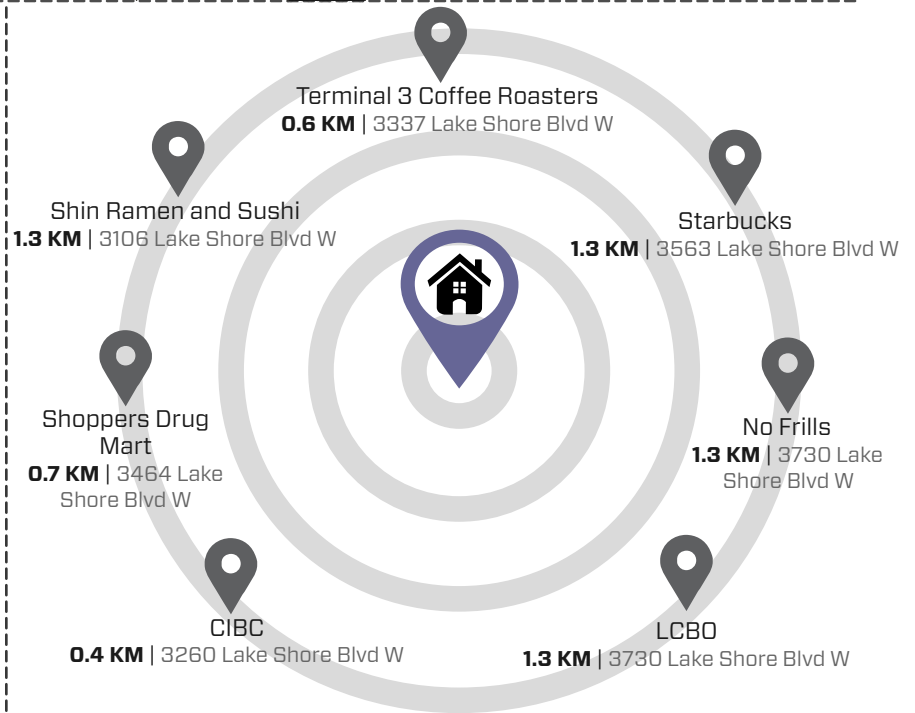


501 LAKE SHORE BLVD WEST @ TWENTY SIXTH ST

Long Branch GO
20 BROW DR, ETOBICOKE

TAXI TIME DOWNTOWN TORONTO - **18-35 MINS**
TORONTO PEARSON AIRPORT - **15-20 MINS**

ESSENTIALS



HOME IMPROVEMENT

	The Home Depot	193 N Queen St
	Home Hardware	3445 Lake Shore Blvd W
	RONA	1604 The Queensway

FOR MORE INFORMATION:
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DAVID@DAVIDSTODDARD.CA



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