



# About The Area

**Walk Score: 66/100 – Somewhat Walkable:** Some errands can be accomplished by foot.  
**Transit Score: 65/100 – Good Transit:** Many nearby public transportation options.

Water's Edge at Cove brings an invigorating spirit of luxury and sophistication to one of Toronto's most in demand waterfront neighbourhoods. It is a landmark community offering access to nature and the convenience of many amenities just steps away. The QEW is close by and just a short drive to Toronto Pearson Airport.

| Type | SALE           |                |             |     | LEASE      |                |             |     |
|------|----------------|----------------|-------------|-----|------------|----------------|-------------|-----|
|      | Avg List       | Avg Sale Price | % of Asking | DOM | Avg List   | Avg Sale Price | % of Asking | DOM |
| 1B   | \$399,841.67   | \$402,041.67   | 100.42      | 17  | \$1,769.57 | \$1,772.83     | 100.39      | 12  |
| 1B+D | \$419,133.33   | \$423,291.67   | 101.33      | 13  | \$1,865.97 | \$1,902.58     | 102.23      | 9   |
| 2B   | \$553,133.33   | \$544,846.00   | 98.78       | 17  | \$2,385.91 | \$2,398.18     | 100.33      | 22  |
| 2B+D | \$543,750.00   | \$536,750.00   | 98.75       | 20  | \$2,844.82 | \$2,798.18     | 98.64       | 16  |
| 3B   | N/A            | N/A            | N/A         | N/A | N/A        | N/A            | N/A         | N/A |
| 3B+D | \$1,349,000.00 | \$1,275,000.00 | 95.00       | 58  | N/A        | N/A            | N/A         | N/A |

\*Based off listings on MLS in comparable area sold/leased 7/1/2017 - 8/18/2017

## SCHOOLS

### POST SECONDARY SCHOOL:

#### University of Toronto Mississauga Campus – 20 min drive (21 KM) or 1 hr 11 min bus ride

- 14,100 students attend UTM. Over 2,500 full- and part-time employees (including 980 permanent faculty and staff) as well as over 54,000 alumni.

#### University of Toronto St. George Campus – 21 min drive (11.5 KM) or 46 min bus ride

- Over 60,000 students attend St George Campus. Students come from 168 different countries and regions (10,244 students are from China alone). Approximately 14,240 faculty members, 6,659 staff members and 149 librarians.

#### OCAD – 17 min drive (10 KM) or 43 min bus ride

- Over 4,000 students. 20% of students are international from 40 countries. In an average year, there are students from over 50 countries. Over 250 full-time-equivalent faculty (including sessionals). Average undergraduate student-to-faculty ratio of 15 to 1.

#### Ryerson University – 19 min drive (11 KM) or 50 min bus ride

- Approximately 43,000 students. Students come from over 146 countries. Over 2400 faculty members and staff. The most applied-to university in Ontario relative to available space.

#### George Brown College (St. James Campus) – 14 min drive (11 KM) or 51 min bus ride

- Over 30,000 full- and part-time students. 3,250 part-time students, 1380 full-time staff and 2,725 part-time Staff.

### ELEMENTARY SCHOOL:

- Etienne Brule Junior School – 6 min drive (2.8 KM) or 16 min bus ride.
- Park Lawn JMS – 6 min drive (2.6 KM) or 20 min bus ride. 8.3/10 Fraser Institute Ranking
- St. Mark Catholic School – 7 min drive (2.8 KM) or 19 min bus ride.
- Mildenhall Montessori School – 7 min drive (3.5 KM) or 28 min bus ride.

### SECONDARY SCHOOL:

- Bishop Allen Academy – 7 min drive (3.3 KM) or 22 min bus ride.
- Lakeshore Collegiate Institute – 9 min drive (6.4 KM) or 24 min bus ride. 3.9/10 Fraser Institute Ranking
- Father John Redmond Catholic Secondary School – 11 min drive (5.4 KM) or 23 min bus ride.
- Michael Power – St. Joseph High School – 14 min drive (13.4 KM).

## HOSPITALS

St. Joseph's Health Centre – 5 min drive (3.2 KM)  
 Trillium Health Centre – 10 min drive (7.6 KM)  
 St. Michael's Hospital – 16 min drive (11.5 KM)  
 Toronto Western Hospital – 17 min drive (9.8 KM)  
 Toronto General Hospital – 18 min drive (11.1 KM)  
 Humber River Hospital – 18 min drive (22.1 KM)  
 Etobicoke General Hospital – William Osler Health System – 23 min drive (20.3 KM)

## OTHER SURROUNDING AREAS / LANDMARKS NEARBY

Downtown Toronto (Dundas Square) – 19 min drive (10.7 KM), 47 min bus ride, or 40 min bike ride  
 CN Tower – 10 min drive (8.7 KM) or 50 min bus ride  
 Air Canada Centre – 13 min drive (11.3 KM) or 48 min bus ride  
 Financial District – 15 min drive (10.5 KM) or 48 min bus ride  
 Eaton Centre – 17 min drive (10.7 KM) or 48 min bus ride  
 Sherway Gardens – 8 min drive (7.2 KM) or 31 min bus ride