



## Welcome to 356 McRae Dr #401

### Neighbourhood Highlights:

1. **Top-Ranked Schools:** Leaside is home to excellent public and private schools including Leaside High School and Bessborough Drive Elementary, making it a top choice for families.
2. **Bayview Avenue Shopping District:** Just steps away, enjoy boutique shops, gourmet grocery stores, cafés, and essential services—all in a charming, walkable setting.
3. **Trace Manes Park & Leaside Library:** A short stroll leads you to Trace Manes Park, with its tennis courts, playground, and seasonal farmers' market, plus the beloved local library branch.
4. **Easy Access to Downtown:** Commuting is a breeze with close proximity to the Bayview Extension, Eglinton Crosstown LRT, and TTC routes—ideal for professionals.
5. **Leaside Village:** This modern retail complex includes Longo's, LCBO, Bulk Barn, and more—perfect for one-stop shopping just minutes from your door.
6. **Rich Community Spirit:** Leaside is known for its strong sense of community, with active neighbourhood associations, seasonal events, and a welcoming atmosphere.
7. **Nature & Trails:** Enjoy walking or cycling along the Don Valley Trails, Evergreen Brick Works, and nearby Sunnybrook Park, all offering stunning natural escapes.
8. **Dining & Coffee Culture:** From cozy brunch spots like Creeds Coffee Bar to trendy restaurants such as Amsterdam Barrel House, the local food scene is lively and diverse.
9. **Safe, Family-Oriented Streets:** With tree-lined roads, well-maintained homes, and a low-crime environment, Leaside is one of the safest and most stable areas in Toronto.
10. **Future Transit Growth:** The upcoming Eglinton Crosstown LRT and planned Ontario Line expansions will only increase the value and accessibility of this prime location.