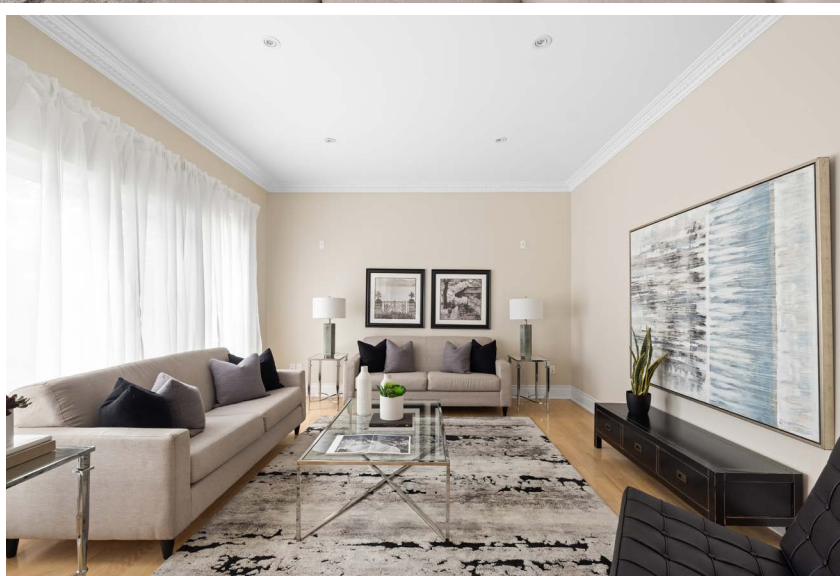




60 BOWAN COURT

RAMSAY
REAL ESTATE GROUP



60 Bowan Court

Main Level

Foyer

- Door with decorative glass insert and side lights
- Double door front hall closet
- Vaulted ceiling with oversized windows
- Granite flooring

Living Room

- Wall to wall bay window
- Decorative crown moulding
- Gas fireplace with wooden mantle and marble hearth
- Pot lights
- Solid oak flooring

Dining Room

- Large three panel window
- Decorative crown moulding
- Built-in wood and glass display cabinets with lighting
- Solid oak flooring

Kitchen

- Above sink window
- Decorative crown moulding
- Walkout into backyard
- Large eat in kitchen with sky lights above
- Extended kitchen cabinetry with granite countertops and breakfast bar
- Centre island with stainless steel bar sink and under counter storage
- Built-in desk
- Stainless steel double undermount sink
- Single lever faucet with vegetable sprayer
- KitchenAid stainless steel french door refrigerator and freezer
- Thermador stainless steel gas cooktop
- KitchenAid stainless steel stacked wall oven and microwave
- Panelled exhaust fan
- LG stainless steel dishwasher
- Semi flush mount lights
- Pot lights
- Tile flooring

RAMSAY

REAL ESTATE GROUP

Family Room

- Large window facing the backyard
- Decorative crown moulding
- Three sided gas fireplace
- Pot lights
- Solid oak flooring

Office

- Large window
- Decorative crown moulding
- Flushmount LED light
- Solid oak flooring

Powder Room

- Decorative crown moulding
- Vanity with quartz countertop and under counter storage
- Chrome and brass faucet
- Framed mirror
- Vanity light
- Granite flooring

Mud Room/ Laundry

- Side door entrance
- Entrance into garage
- Top load clothes washer and dryer
- Stainless steel laundry sink
- Built-in cabinetry and pantry
- Flushmount LED light
- Tile flooring

RAMSAY

REAL ESTATE GROUP

Second Level

Landing	▪ Large skylight ▪ Decorative crown moulding ▪ Solid oak staircase ▪ Linen closet ▪ Solid oak flooring
Primary Bedroom	▪ Large windows ▪ Decorative crown moulding and ceiling detail ▪ Walk-in closet with built in closet organisers ▪ Semi flush mount light fixtures ▪ Solid oak flooring
Primary Ensuite Washroom	▪ Large double vanity with under counter storage and chrome dual lever faucet with framed mirrors ▪ Deep soaker bathtub ▪ Shower with glass enclosure ▪ Above mirror vanity light ▪ Tile flooring
1st Bedroom	▪ Walk-in closet with built in closet organisers ▪ Flush mount LED light fixture ▪ Solid oak flooringLarge window
1st Ensuite Washroom	▪ Vanity with under counter storage ▪ Chrome single lever faucet ▪ Bathtub with showerhead ▪ Framed mirror ▪ Vanity light ▪ Tile flooring
2nd Bedroom	▪ Walk-in closet with built in closet organisers ▪ Flush mount LED light fixture ▪ Solid oak flooring

RAMSAY

REAL ESTATE GROUP

2nd Ensuite Washroom

- Extended vanity with under counter storage
- Chrome single lever faucet
- Bathtub with showerhead
- Framed mirror
- Vanity light
- Tile flooring

3rd Bedroom

- Walk-in closet with built in closet organisers
- Flush mount LED light fixture
- Solid oak flooring

3rd Ensuite Washroom

- Vanity with under counter storage
- Chrome single lever faucet
- Bathtub with showerhead
- Framed mirror
- Vanity light
- Tile flooring

4th Bedroom

- Wall to wall bay window
- Walk-in closet with built in closet organisers
- Flush mount LED light fixture
- Solid oak flooring

4th Ensuite Washroom

- Vanity with under counter storage
- Chrome single lever faucet
- Bathtub with showerhead
- Framed mirror
- Vanity light
- Tile flooring

RAMSAY

REAL ESTATE GROUP

Lower Level

Recreation Room

- Two storage rooms
- Furnace room
- Pot lights
- Tile flooring

Kitchen

- Extended kitchen cabinetry
- Wall to wall pantry storage
- Stainless steel sink with single lever faucet
- Single lever faucet with vegetable sprayer
- Stainless steel gas range
- Kenmore panelled french door refrigerator and freezer
- Stainless steel hood fan
- Tile flooring

5th Bedroom

- Flushmount light
- Tile flooring

Washroom

- Private toilet room
- Vanity with under counter storage
- Bevelled above sink mirror
- Glass enclosed shower
- Sauna
- Tile flooring

RAMSAY

REAL ESTATE GROUP

Additional Information

Extras	▪ Large professionally landscaped private backyard ▪ Inground heated pool with new liner (2025) ▪ Walkout from the basement
Exclusions	▪ Chandler in the front hall ▪ Chandler in the dining room
Parking	▪ Three car garage with triple car driveway
Possession	▪ To be arranged
Lot Size	▪ 70.54ft X 131.23ft
Heating	▪ Forced air
Air Conditioning	▪ Central air conditioning
Taxes	▪ \$15,379.00/2024

To access the virtual tour please visit:

WWW.60BOWAN.COM

RAMSAY

REAL ESTATE GROUP

Thank you for coming to view this property today. If you have any questions regarding this property or other properties in the neighbourhood, please do not hesitate to ask.

Notes:

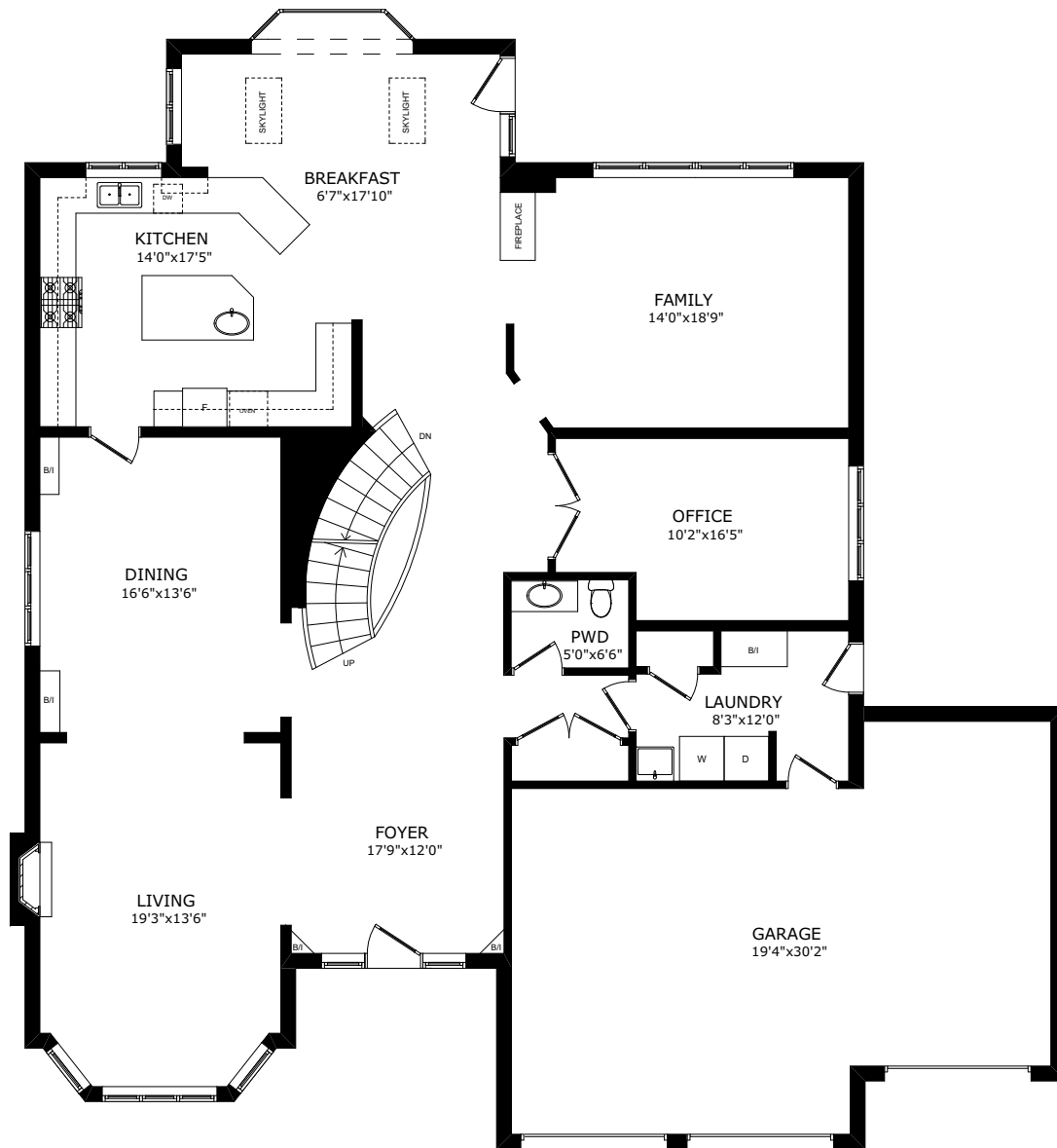
Would you like to know what your house is worth in today's market?

Call anytime for a free market evaluation, at no obligation to you.

Ken Ramsay
Sales Representative
(416) 906-8366
info@kenramsay.com

Jaime Ramsay
Sales Representative
(416) 918-6935
jaime@kenramsay.com

60 BOWAN COURT



MAIN FLOOR

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

RAMSAY
REAL ESTATE GROUP

60 BOWAN COURT

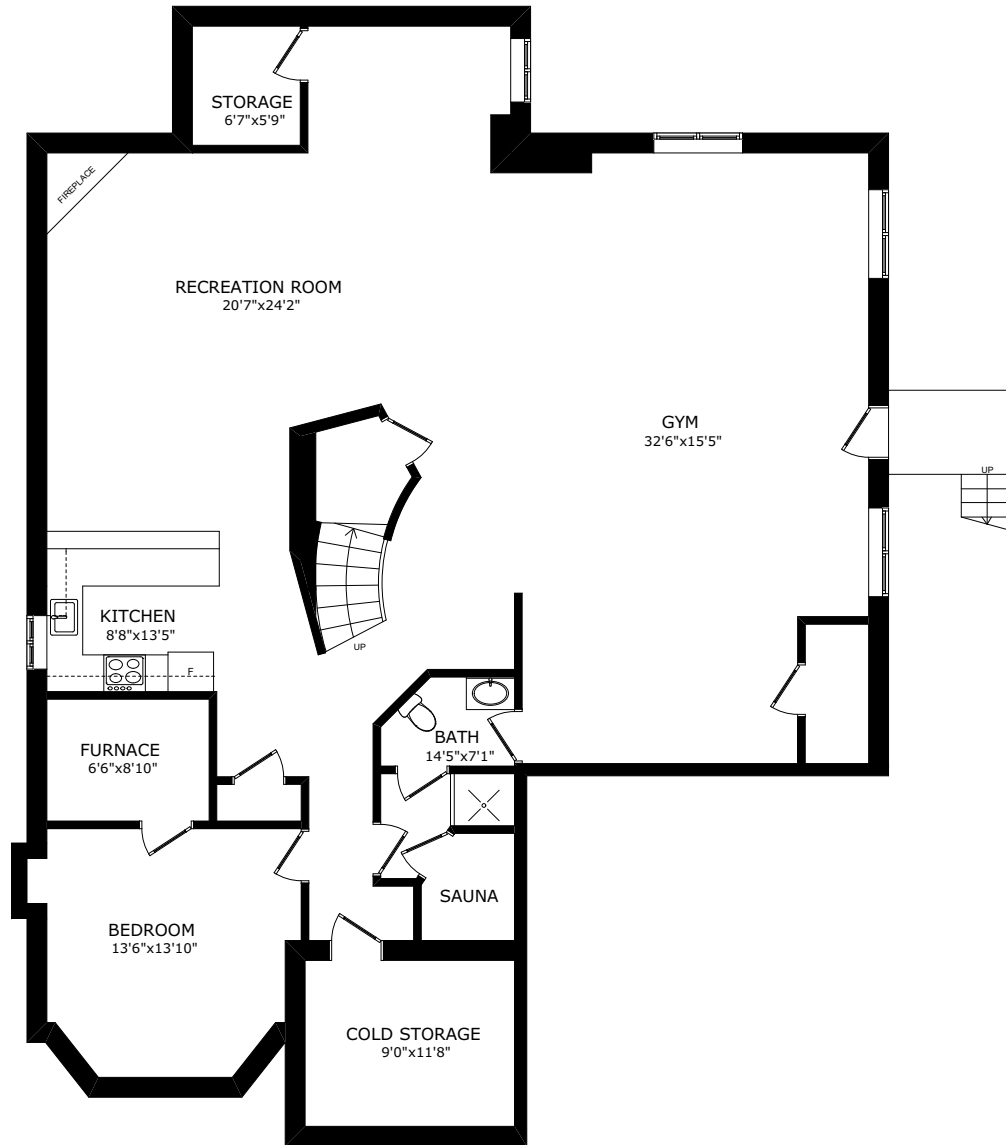


SECOND FLOOR

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

RAMSAY
REAL ESTATE GROUP

60 BOWAN COURT



LOWER LEVEL

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

RAMSAY
REAL ESTATE GROUP

60 Bowan Court

Toronto, ON

HOODQ ADDRESS REPORT™

Visit the Homebuyer Hub

<https://hoodq.com>

HoodQ
Homebuyer
Hub

ELEMENTARY SCHOOLS



TRANSIT



SAFETY



HIGH SCHOOLS



PARKS



PUBLIC SCHOOLS (ASSIGNED)

Your neighbourhood is part of a community of Public Schools offering Elementary, Middle, and High School programming. See the closest Public Schools near you below:

Steelesview Public School



about a 10 minute walk - 0.74 KM

Pre-Kindergarten, Kindergarten and Elementary

105 Bestview Dr, North York, ON M2M 2Y1, Canada

Steelesview School provides a dynamic, positive, and productive environment for all students. It is an open area concept school in which staff work collaboratively to plan and deliver classroom programs so that all students can achieve success. There is a close and co-operative partnership between the school and the community that results in additional support, enhanced resources, and programs for students. With the implementation of the Full Day Kindergarten, Steelesview P.S. has opened a before and after school childcare program, which is run by Upper Canada Child Care.

<http://www.tdsb.on.ca...>

Address	105 Bestview Dr, North York, ON M2M 2Y1, Canada
Language	English
Date Opened	30-09-1971
Grade Level	Pre-Kindergarten, Kindergarten and Elementary
School Type	Public
Phone Number	416-395-2900
School Board	Toronto DSB
School Number	535443
Grades Offered	PK to 5
School Board Number	B66052
District Description	Toronto and Area Regional Office

Zion Heights Middle School



about a 19 minute walk - 1.4 KM

Middle

5900 Leslie St, North York, ON M2H 1J9, Canada

Zion Heights Junior High has had a long and distinguished history of academic excellence. We pride ourselves on the diverse programs we offer to students. Zion provides special education programs including gifted and learning disabilities as well as significant support for students new to Canada who are adding English to their language repertoire. Literacy and Mathematics are the cornerstones of the school's excellent reputation. In addition, a broad curriculum-based program is offered with significant emphasis on the arts, athletics, integrated technologies, and exploratory subjects. Numerous co-curricular and extra-curricular activities are also offered which further develops the personal and social learning skills of our students.

<http://www.tdsb.on.ca...>

Address	5900 Leslie St, North York, ON M2H 1J9, Canada
Language	English
Grade Level	Middle
School Type	Public
Phone Number	416-395-3120
School Board	Toronto DSB
School Number	625132
Grades Offered	6 to 8
Additional Details	Special Needs Program and Gifted/Talented Program
School Board Number	B66052

ÉÉ Paul-Demers

1.78 KM away

Pre-Kindergarten, Kindergarten and Elementary

100 Ravel Rd, North York, ON M2H 1T1, Canada

<https://csviamonde.ca...>

Address	100 Ravel Rd, North York, ON M2H 1T1, Canada
Language	French
Date Opened	9/4/2018
Grade Level	Pre-Kindergarten, Kindergarten and Elementary
School Type	Public
School Board	CS Viamonde
School Number	042108
Grades Offered	PK to 6
School Board Number	B66303
District Description	Toronto and Area Regional Office

A. Y. Jackson Secondary School

2.01 KM away

High

50 Francine Dr, North York, ON M2H 2G6, Canada

At A. Y. Jackson Secondary School we develop our students into informed, literate, decision-makers who become well-rounded and caring global citizens. We achieve this through dedicated delivery of varied programming with an emphasis on excellence in the classroom and beyond. A full range of academic, co-curricular, extra-curricular and support programs is offered to meet the needs, interests, skills and strengths of our school's diverse student population.

<http://www.tdsb.on.ca...>

Address	50 Francine Dr, North York, ON M2H 2G6, Canada
Language	English
Grade Level	High
School Code	3432

School Type	Public
Phone Number	416-395-3140
School Board	Toronto DSB
School Number	890227
Grades Offered	9 to 12
School Board Number	B66052

ÉS Étienne-Brûlé

5.13 KM away

High and Middle

300 Banbury Rd, North York, ON M2L 2W2, Canada

Ayant été la première école francophone du Grand Toronto, l'École secondaire Étienne-Brûlé occupe un lieu privilégié d'éducation de langue française au sein de la population de Toronto et des environs. Nous sommes le reflet de la communauté francophone torontoise actuelle. Notre école est enrichie par la présence d'élèves et de membres du personnel qui nous arrivent des quatre coins du monde et qui travaillent dans une atmosphère de respect et de collaboration.

<https://csviamonde.ca...>

Address	300 Banbury Rd, North York, ON M2L 2W2, Canada
Language	French
Grade Level	High and Middle
School Type	Public
Phone Number	416-397-2085
School Board	CS Viamonde
School Number	907588
Grades Offered	7 to 12
Additional Details	Advanced Placement
School Board Number	B66303

PUBLIC SCHOOLS (NEARBY)

Lester B. Pearson Elementary School



about a 7 minute walk - 0.49 KM

Kindergarten, Elementary and Middle

7 Snowcrest Ave, North York, ON M2K 2K5, Canada

In September of 1987, Lester B. Pearson Elementary School opened its doors to about 125 Senior Kindergarten to Grade 3 students. On February 18, 1988, Lester B. Pearson's son Geoffrey Pearson and his wife, Patricia Pearson Hannah were the guests of honour at the Official Opening ceremony of the school. In the following years, Grade 4 and 5 programs were added and the school's enrolment increased so much that the school needed larger quarters. During the summer of 2003, LBP relocated to its present location, at 7 Snowcrest Avenue. Since then, our programs have continued to expand to include grades 6, 7 and 8. Now, Lester B. Pearson is one of two Senior Kindergarten to Grade 8 French Immersion Centers in the TDSB.

<http://www.tdsb.on.ca...>

Address	7 Snowcrest Ave, North York, ON M2K 2K5, Canada
Language	English
Date Opened	01-09-1987
Grade Level	Kindergarten, Elementary and Middle
School Type	Public
Phone Number	416-395-2650
School Board	Toronto DSB
School Number	130850
Grades Offered	K to 8
Additional Details	French Immersion

School Board Number	B66052
District Description	Toronto and Area Regional Office

Claude Watson School for the Arts

3.82 KM away

Middle

130 Doris Ave, North York, ON M2N, Canada

Claude Watson School for the Arts is a specialized program spanning Grades 4 - 8. It offers an enriched arts education for students within the City of Toronto who have demonstrated talent in music, drama, dance, and the visual arts. Students pursue studies in all four arts disciplines. The goals of the school are to enrich and accelerate aesthetic development; to stimulate creativity and original thinking; and to create an enduring respect and passion for learning within a climate of artistic and academic excellence. The school program links with artistic resources in the community, maximizing the growth of the student through exposure to practising artists.

<http://www.tdsb.on.ca...>

Address	130 Doris Ave, North York, ON M2N, Canada
Language	English
Grade Level	Middle
School Code	3241
School Type	Public
Phone Number	416-395-3180
School Board	Toronto DSB
School Number	084352
Grades Offered	4 to 8
Additional Details	Fine Arts
School Board Number	B66052

CATHOLIC SCHOOLS (ASSIGNED)

Your neighbourhood is part of a community of Catholic Schools offering Elementary, Middle, and High School programming. See the closest Catholic Schools near you below:

Blessed Trinity Catholic School



about a 15 minute walk - 1.14 KM

Pre-Kindergarten, Kindergarten, Elementary and Middle

3205 Bayview Ave, North York, ON M2M 3R7, Canada

Blessed Trinity Catholic School shares a strong commitment to Catholic education with students, teachers, parents, priests, and the community. Values reflect Gospel teachings, following the example of Jesus Christ. A safe and welcoming learning environment is created for all students at Blessed Trinity as well as for students from other schools who access the many specialized programs offered here.

<https://www.tcdsb.org...>

Address	3205 Bayview Ave, North York, ON M2M 3R7, Canada
Language	English
Grade Level	Pre-Kindergarten, Kindergarten, Elementary and Middle
Orientation	Catholic
School Type	Public
Phone Number	416-393-5289
School Board	Toronto CDSB
School Number	690660
Grades Offered	PK to 8
Additional Details	Religious, Gifted/Talented Program, Special Needs Program, English as a Second Language and French as a Second Language

ÉSC Monseigneur-de-Charbonnel

3 KM away

High and Middle

110 Drewry Ave, North York, ON M2M 1C8, Canada

À l'Ésc Monseigneur-de-Charbonnel, vous découvrirez un esprit de famille et de fraternité ainsi qu'un sens de l'accueil qui reflète nos valeurs chrétiennes. Fiers de leur identité francophone et de l'effort de leur famille et du personnel pour maintenir cet héritage, les élèves de l'école ont de multiples occasions de perfectionner cette langue et lui donner toute la place qu'elle mérite à travers de multiples activités scolaires et parascolaires, pastorales et culturelles.

<https://esmdc.cscmonavenir.ca...>

Address	110 Drewry Ave, North York, ON M2M 1C8, Canada
Language	French
Grade Level	High and Middle
Orientation	Catholic
School Type	Public
Phone Number	416-393-5537
School Board	CS catholique MonAvenir
School Number	733458
Grades Offered	7 to 12
Additional Details	Religious and International Baccalaureate
School Board Number	B67318

St. Cyril Catholic School

3.13 KM away

Pre-Kindergarten, Kindergarten, Elementary and Middle

18 Kempford Blvd, North York, ON M2N, Canada

St. Cyril Catholic School is one of three schools in St. Edward the Confessor Parish. We are dedicated to fostering the spiritual, academic, physical, and emotional growth of our students through focusing on our shared Catholic values and on academic achievement. St. Cyril was built in 1958 and extended in 1966 to include a third floor. Over the years, the school has established strong ties with the church and the community at large.

<https://www.tcdsb.org...>

Address	18 Kempford Blvd, North York, ON M2N, Canada
Language	English
Grade Level	Pre-Kindergarten, Kindergarten, Elementary and Middle
Orientation	Catholic
School Type	Public
Phone Number	416-393-5270
School Board	Toronto CDSB
School Number	785563
Grades Offered	PK to 8
Additional Details	Religious and French Immersion
School Board Number	B67059

ÉÉC Sainte-Madeleine

6.53 KM away

Pre-Kindergarten, Kindergarten and Elementary

1 Ness Dr, North York, ON M3A, Canada

Mission de l'école Sainte-Madeleine: Amener l'enfant à s'épanouir académiquement et socialement dans un milieu de vie catholique fondé sur l'Évangile dans un contexte culturel francophone universel.

<https://sm.cscmonavenir.ca...>

Address	1 Ness Dr, North York, ON M3A, Canada
Language	French
Grade Level	Pre-Kindergarten, Kindergarten and Elementary
Orientation	Catholic
School Type	Public
Phone Number	416-393-5312
School Board	CS catholique MonAvenir
School Number	862525
Grades Offered	PK to 6
Additional Details	Religious
School Board Number	B67318

CATHOLIC SCHOOLS (NEARBY)

Your neighbourhood is part of a community of Catholic Schools offering Elementary, Middle, and High School programming. See the closest Catholic Schools near you below:

St. Joseph Morrow Park Catholic Secondary School



about a 7 minute walk - 0.5 KM

High

3378 Bayview Ave, North York, ON M2M 3S4, Canada

As a Catholic school, we wish to continue the tradition of a Christ-centered community inspired by the Sisters of St. Joseph. Fostering in students academic excellence, the desire for lifelong learning and personal growth while inspiring them to be respectful, just and socially responsible citizens of the world.

<https://www.tcdsb.org...>

Address	3378 Bayview Ave, North York, ON M2M 3S4, Canada
Language	English
Grade Level	High
Orientation	Catholic
School Type	Public
Phone Number	416-393-5516
School Board	Toronto CDSB
School Number	815160
Grades Offered	9 to 12
Additional Details	Religious
School Board Number	B67059

Brebeuf College School



about a 16 minute walk - 1.17 KM

High

211 Steeles Ave E, North York, ON M2M 2X1, Canada

Brebeuf College School is a TCDSB boys' secondary school founded by the Jesuit Fathers in 1963. Its main apostolate is the Christian education of youth. Brebeuf College has a tradition of devotion to Christian values and academic excellence, which prepares students for their roles in society. Students participate in a wide spectrum of activities, including music, and drama productions, as well as a variety of athletic programs at both the intramural and extramural levels. Extended French, Gifted, Resource, ESL, and Co-operative Education programs are available for students with appropriate qualifications. As well, Brebeuf offers an Advanced Placement program that allows students to study enriched materials and to develop university level skills.

<https://www.tcdsb.org...>

Address	211 Steeles Ave E, North York, ON M2M 2X1, Canada
Language	English
Grade Level	High
Orientation	Catholic
School Type	Public
Phone Number	416-393-5508
School Board	Toronto CDSB
School Number	690961
Grades Offered	9 to 12
Additional Details	Religious, All-Male, Advanced Placement, Gifted/Talented Program and French Immersion
School Board Number	B67059

Cardinal Carter Academy for the Arts

4.01 KM away

High and Middle

36 Greenfield Ave, North York, ON M2N 3C8, Canada

Cardinal Carter Academy for the Arts, as an example of a Christian community based on the premise that life should be guided by faith and lived according to Gospel values, believes that each person has great dignity and is deserving both of the highest respect and the opportunity to work and learn in a safe and orderly environment. A sense of belonging and a "family atmosphere" is fostered at Cardinal Carter by the relative small size of the school and by the inclusion of Grades 7 and 8.

<https://www.tcdsb.org...>

Address	36 Greenfield Ave, North York, ON M2N 3C8, Canada
Language	English
Grade Level	High and Middle
Orientation	Catholic
School Type	Public
Phone Number	416-393-5556
School Board	Toronto CDSB
School Number	694550
Grades Offered	7 to 12
Additional Details	Fine Arts and Religious
School Board Number	B67059

PRIVATE SCHOOLS

See a list of the closest private schools near you:

Bannockburn School

2.06 KM away

Alpha High School

2.46 KM away

PARKS & REC.

Whether you want to sit at a park bench with a good book or use one of the special facilities offered, you'll be happy to know that your neighbourhood is close to many wonderful recreational opportunities. See Parks and Recreation facilities near you below:



Bowan Court Parkette about a 4 minute walk - 0.31 KM

12 Bowan Crt , Toronto, ON, Canada

1 Playground

<https://www.toronto.ca...>



Ruddington Park about a 5 minute walk - 0.36 KM

75 Ruddington Dr

1 Playground, and 3 Tennis Courts

<https://www.toronto.ca...>



Garnier Park about a 7 minute walk - 0.5 KM

4 Garnier Crt

A wooded 6.1 hectare park at Bayview Avenue and Steeles Avenue East. The Don River East branch flows along the west side of the park.

1 Trail

<https://www.toronto.ca...>



Bestview Park about a 9 minute walk - 0.65 KM

115 Bestview Dr

A 3.6 hectare park near Steeles Avenue East and Leslie Street featuring a ball diamond, three lit outdoor tennis courts and children's playground. Paved paths connect the park to the East Don Parklands and the Don River.

1 Playground, 3 Tennis Courts, 1 Ball Diamond, and 1 Trail

<https://www.toronto.ca...>

TRANSIT

The public transit system can be an easy, cost-effective and efficient way of getting around the city, accessible from your neighbourhood. See the closest Public Transit stops near you below:



The nearest rail transit stop is Old Cummer GO about a 19 minute walk - 1.43 KM

<https://www.gotransit.com...>



The nearest street-level transit stop is Cummer Ave At Snowcrest Ave (West) about a 4 minute walk - 0.34 KM

<http://www.ttc.ca...>

SAFETY

Every second matters in an emergency, and your neighbourhood is part of a dedicated safety system of emergency agencies including Fire Stations, Police Stations, and Hospitals. See the closest facilities near you below:



North York General Hospital

North York General Hospital, affiliated with the University of Toronto, is one of Canada's leading community academic hospitals. We offer our culturally diverse community a wide range of acute care, ambulatory and long-term care services across three sites. Our largest facility, the General site, offers a full range of services to patients of all ages, from the most fragile infants to the elderly. All inpatient acute care services are located at the General site.

3.57 KM away

Type	Acute Care, Community, Emergency Care and Rehabilitation
Address	4001 Leslie St, North York, ON, M2K 1E1, Canada
Phone Number	416-756-6000

<http://www.nygh.on.ca...>



The nearest fire station is Fire Station 111

0.81 KM away

Address 3300 Bayview Ave, Toronto, ON, Canada

<https://www.toronto.ca...>

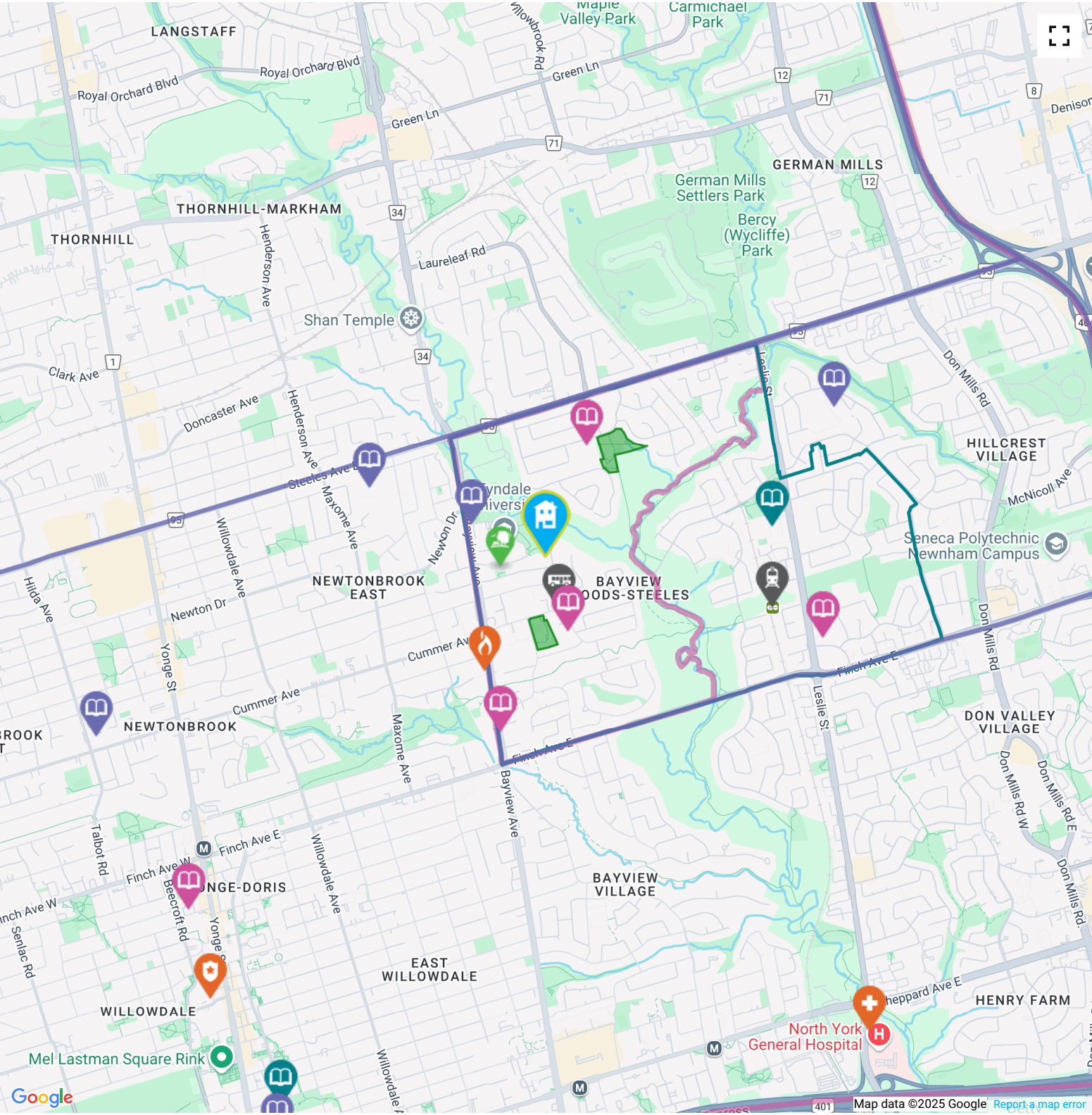


The nearest police facility is 32 Division

3.46 KM away

Address 30 Eglerslie Ave, Toronto, ON, M2N 1X8, Canada

<http://www.torontopolice.on.ca...>



- Elementary Schools
- Middle Schools
- High Schools
- Transit
- Safety
- Elementary Attendance Zone
- Middle Attendance Zone
- High Attendance Zone
- Parks





KEN RAMSAY

SALES REPRESENTATIVE

DIRECT: 416.906.8366

FAX: 416.441.9926

INFO@KENRAMSAY.COM

RAMSAYREALESTATE.CA

JAIME RAMSAY

SALES REPRESENTATIVE

DIRECT: 416.918.6935

FAX: 416.441.9926

JAIME@KENRAMSAY.COM

RAMSAYREALESTATE.CA



RAMSAY
REAL ESTATE GROUP

HK HARVEY KALLES
REAL ESTATE LTD., BROKERAGE

2145 AVENUE ROAD, TORONTO, ON | 416.441.2888 | HARVEYKALLES.COM

All information and statements contained herein, provided by Harvey Kalles Real Estate Ltd., Brokerage regarding property for sale, rental or financing is from sources deemed reliable and assumed correct, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal without notice. Not intended to solicit buyers or sellers under contract.