



50 Franca Crescent, Etobicoke



MEET MITCH VORA

- Full-Time Realtor Since 2010
- Real Estate Broker & Team Leader
- Over \$250 Million in Career Real Estate Sales
- Designations: ABR (Accredited Buyer's Representative), SRS (Seller Representative Specialist), RENE (Real Estate Negotiation Expert)
- 100's of Happy Clients
- Home Owner & Investor with Multiple Investment Properties in the GTA
- Dedicated Father of 2: Son (Milan 11), Daughter (Mira 9)

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MITCH 
VORA BROKER
& TEAM



AWARD WINNING PRODUCTION


TITAN'S
TEAM


CHAIRMAN'S
2021 2019 2018 2017


PLATINUM
2022 2016 2015 2014 2013


RE/MAX
HALL OF FAME


RE/MAX
LIFETIME
ACHIEVEMENT

#1 AGENT
OF 2021
RE/MAX
Professionals Inc., Brokerage
BASED ON SALES VOLUME

DIRECT: **416-626-2020**
(Call or Text)

www.TEAMVORA.com

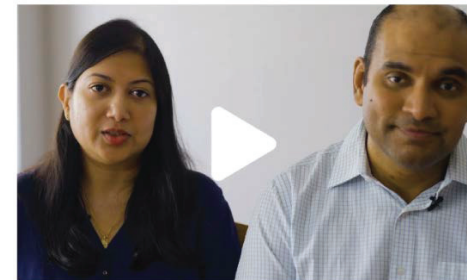


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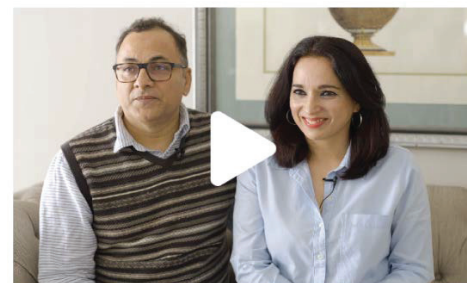
Raj & Pravina

Raj & Pravina are longtime clients and now friends. A very smart and savvy couple who have done very well for themselves. We've helped them sell their home in east Brampton and buy a castle in Nobleton. We've also helped them buy some investment properties. We go above and beyond to build and foster relationships with our clients. We want to be part of their story and want them to be part of ours. Thank you both for being loyal and trusting and allowing us to guide you with our experience and expertise. We wish you much continued success for the future.



Paavanah & Uday

Uday and Paavanah have trusted us to help them with their real estate service needs for 10 years now. We have helped them buy, lease for many years and eventually sell their first investment property at a great profit. And now we have just helped them sell their primary residence. Uday and Paavanah are hardworking professionals and wanted us to be completely hands on in preparing and presenting their home so that they could focus and their work and still have the best chance to sell their home at the highest price in this challenging market. Our team had this home prepared in just over a week with the following services:

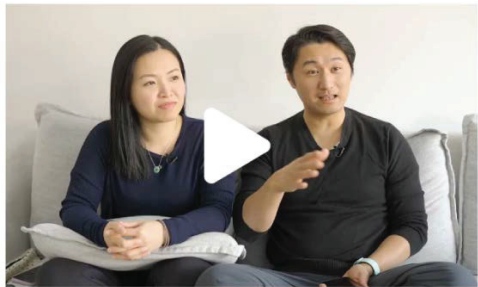


Asif & Saira

We have had the opportunity to help this wonderful family sell their homes in Brampton, Mississauga and King City. We love repeat clients! Infact the majority of our business comes from repeat and referral clients. That's why we believe it taking the best care of every client that we have because only if they are completely satified, will they use us again and refer us to others. In Asif and Saira's case, we know that they have had some very bad experiences in the past with other agents so we thank them for putting their faith and trust in us over and over again.

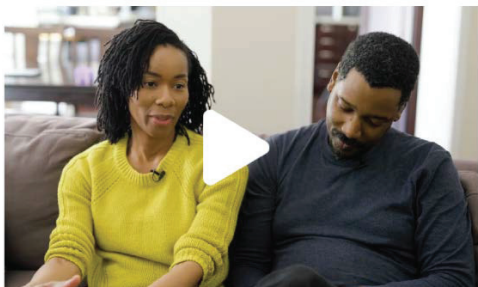
CLIENT TESTIMONIALS >>> www.teamvora.com/testimonials

Log on to Teamvora.com to watch these recent client video testimonials.



Amy & Hung

Amy & Hung were referred to us by their neighbour, as we sold her home a few months before and she was very pleased by our results. They had just had their first baby, and they needed more space, so they wanted to sell their townhome in Etobicoke. It was the first time they had ever sold a property and with a new born at home, they were very worried about how they would manage preparing and presenting the home for the market. That's why they called us! We had the home prepared and presented beautifully within 10 days and had the home sold over the asking price.



Raquel & Walter

Unfortunately we weren't Raquel & Walter's first choice for real estate services, but we were their last. We helped them sell their semi-detached home in east Brampton and buy a detached house with a beautiful pool in a the backyard in Caledon. We are sorry that you had a bad experience with your first realtor but we are glad that you came to us for help. They were challenged by living, working and schooling from home during Covid lockdown and they needed us to handle the preparation and presentation of the home. They were thrilled by our results as their home sold for \$150,000 over the asking price which allowed them to move up to their dream home.



Tejal

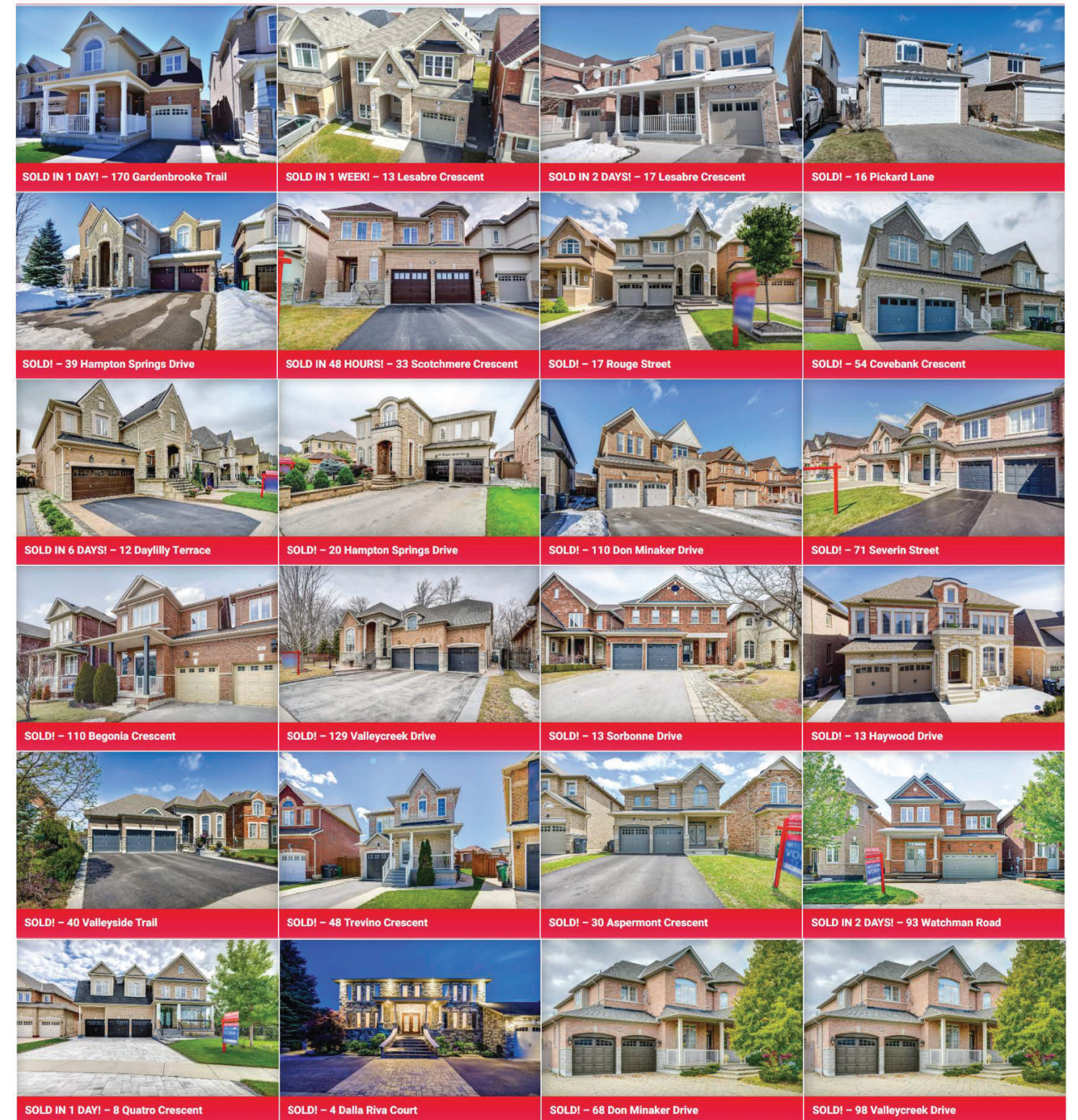
Tejal is a corporate executive who lives and works downtown and wanted to upgrade her condo to something that was more comfortable to live and work from when necessary. We helped her not only find a great condo (with 10ft ceilings and a stunning view of the Toronto skyline) that was unvalued because its interior was outdated and we also helped her plan and execute a renovation on that condo. Then we helped her turn her existing condo into an investment property and we found her a great tenant to rent it. Thank you Tejal for putting your trust in our hands and allowing us to guide you through this challenging process.



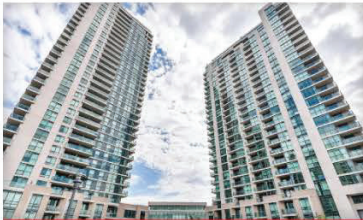


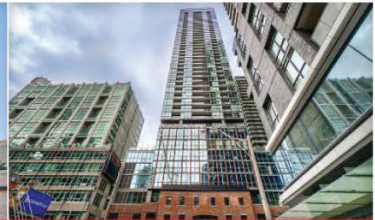



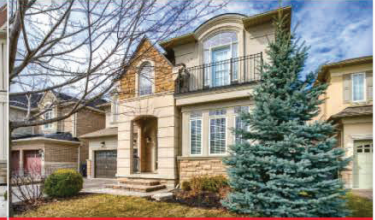
















50 Franca Crescent, Etobicoke



50 Franca Crescent, Etobicoke



RECENTLY SOLD

 SOLD! - 235 Sherway Gardens Road Unit 203	 SOLD! - 215 Sherway Gardens Road Unit 907	 SOLD! - 205 Sherway Gardens Road Unit 606	 SOLD! - 88 Blue Jays Way Unit 3704
 SOLD! - 3600 Highway 7 Unit 1103	 SOLD OVER ASKING! - 2187 Devonshire Cres.	 SOLD SAME DAY! - 137 Calderstone Road	 SOLD! - 37 Hampton Springs Drive
 SOLD! - 35 Timberwolf Road	 SOLD OVER ASKING! - 31 Bowsfield Drive	 SOLD! - 9 Scotchmere Crescent	 SOLD IN 1 DAY! - 9 Needletree Drive
 SOLD OVER ASKING! - 7 Summitridge Court	 SOLD! - 4 Dovehaven Crescent	 SOLD! - 3058 Blacktusk Common	 SOLD! - 2623 Truscott Drive
 SOLD! - 4 Utopia Way	 SOLD IN 3 DAYS! - 88 Clearfield Drive	 SOLD! - 42 Valleyridge Crescent	 SOLD! - 13 Quatro Crescent
 SOLD! - 9 Quatro Crescent	 SOLD IN 6 DAYS! - 30 Quatro Crescent	 SOLD SAME DAY! - 29 Castlegate Boulevard	 SOLD! - 1 Islington Drive



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OUR HOME SELLING SYSTEM >>> www.teamvora.com

Selling your home can be one of the most stressful and emotional experiences of your life. We take the time to understand your unique needs and challenges.

Listing commission packages are available from as low as 1%.

Below are the services we offer to ensure the you get the best price for your home.

We will sell your home for top dollar, hassel-free.



Home Inspection

We provide detailed home inspections to provide both you and potential buyers with peace of mind.



Full Home Painting

A fresh coat of paint can completely transform the look of a home. We provide full home painting to ensure your home looks it's best.



Furniture Removal

If necessary, we remove furniture for staging or virtual staging as part of our standard marketing package.



Home Cleaning

A clean home is a home that's easier to sell. Our home cleaning services ensure your home is spotless!



Full Home Staging

Homes that are staged tend to sell faster and for higher price points than homes that aren't.



Professional Photography

We work with some of the best photographers in the GTA for premium, magazine quality photography.



Property Films

Our property films are cinematic masterpieces. We utilize drone footage and innovative techniques designed to showcase your property in the best light possible.



Magazine Quality Feature Sheets

Our beautiful feature sheets use our premium photos and ensure open house visitors will leave your home with something memorable in hand.



Digital Marketing

Our ad campaigns are customized with relevant demographic data to ensure your home is exposed to a relevant audience of qualified buyers.



Social Media

Our extensive social media presence is updated with relevant content and valuable information to ensure an engaged and growing audience.



Direct Mail Advertising

Direct mail is a very effective tool for reaching local audiences. Our consistent campaigns target local buyers in your area.



Open Houses

We hold open houses every week until your home sells, providing a valuable face-to-face experience for potential buyers.

Our Team vs. The Industry

** based on our last 50 listings and recent TRREB Market Stats*

Average list price to sales price ratio:

103% vs. 98%

Our listings sell for more!

Average days on market:

7 days vs. 20 days

Our listings sell quicker!

Our rank based on sales volume:

Top 1% of all TRREB Agents

We are top producers!



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Nearby Amenities



Health & Lifestyle

Golf Courses

📍 The Country Club	3.9 km
📍 Humber Valley Golf Course	5.2 km
📍 Parkshore Golf Club	5.5 km
📍 The National Golf Club of Canada	6 km
📍 Oakdale Golf & Country Club	7.1 km

Community Centres

📍 North Kipling Community Ctr	1.1 km
📍 Rexdale JYSEP	1.2 km
📍 Albion neighborhood service	1.5 km
📍 Rexdale Community Hub	1.7 km
📍 albion communtiy recreation centre	2.2 km

Fitness / Gyms

📍 GoodLife Fitness Vaughan Milani and	3.5 km
📍 Life Time	4.8 km
📍 Fit4Less	5.4 km
📍 GoodLife Fitness Vaughan Weston and	5.5 km
📍 GoodLife Fitness Vaughan	6 km

Public Sports Facilities

📍 Smithfield Baseball Diamond	1 km
📍 Vaughan Grove Baseball	1.2 km
📍 Westwood Arena	2.3 km
📍 Gord and Irene Risk Community Centre	2.6 km
📍 Woodbridge Pool & Memorial Arena	2.6 km

Personal Care & Groomi...

📍 RAJI'S BROW-BAR & SPA	0.5 km
📍 Vegas Fade Barbershop	1.9 km
📍 Bella Nails Boutique And Spa	2.2 km
📍 Tanning Loft	2.6 km
📍 Tom's Barber Shop	3.1 km

Places of Worship

📍 Rexdale Singh Sabha Religious Centre	1.4 km
📍 Rexdale Namaz Centre	1.8 km
📍 Canada Shri Muththumaari	1.9 km
📍 Sikh Spiritual Centre Toronto	2.2 km
📍 Rexdale Jame Masjid	2.5 km



For your fury friends

Dog Parks

📍 Paul Coffey Dog Park	6.1 km
📍 Riverlea Park	8.6 km
📍 Vellore Dog Park	9 km
📍 Dogsview Park (Dog Park)	9.6 km
📍 Raymore Park Dog Off Leash Area	9.7 km

Grooming

📍 Vanity Fur Grooming Boutique	6.7 km
📍 Chi Chi's Grooming Place	11.4 km
📍 Pet Pleasers	12.6 km
📍 PetSmart Grooming	12.8 km
📍 Fur Babies	13.1 km

VETS

📍 Woodbridge Animal Hospital	2.2 km
📍 Hofmann Veterinary Clinic	2.3 km
📍 Market Lane Animal Hospital	3.1 km
📍 Darlington Veterinary Hospital PC	3.8 km
📍 Rexdale Animal Hospital	3.8 km

Pet Stores

📍 Pet Valu	3.9 km
📍 Ren's Pets Woodbridge	4.9 km
📍 PetSmart	5 km
📍 Global Pet Foods	5.5 km
📍 Pet Valu	5.7 km

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Nearby Amenities



Medical

Optometrists

Islington Optical	2 km
Optical Palace	2.1 km
Dr M I Marconi	2.1 km
Gulamhusein Mahmood Dr	2.1 km
My Eyes Optical	2.2 km

Hospitals

Hospital	3 km
Wellstart	6 km
Medical Center	6.2 km
Booth Centennial	9.3 km
Humber River Hospital	9.4 km

Dental Clinics

The Tooth Corner on Martin Grove Road	0.7 km
Smile Dentistry on Finch	1.7 km
Dr Prabhjyot Saini Dentistry	1.7 km
Royal Dental Care	1.8 km
Albion Dental Centre	2 km

Walk-In Clinics

Albion Finch Medical Center	1.8 km
Albion Family Clinic	1.8 km
Westmore Wellness Medical Centre	2.1 km
Rexdale Doctors Clinic	2.1 km
Children's Walk-in Clinic	2.1 km

Chiro/Massage/Sport Th...

Humber Valley Chiropractic	1.1 km
Sunstone Registered Massage Therapy	1.6 km
Mamma to Mommy Holistic Care	2.2 km
Kinetic Impressions	2.4 km
PinPoint Health (Previously: Humber	2.9 km

Pharmacies

Grace Pharmacy	1.1 km
Pharmasave Rexdale Pharmacy	1.8 km
Albion Martin Grove Pharmacy	1.8 km
Shoppers Drug Mart	2 km
DRUGStore Pharmacy	2 km

Labs/Testing

Dynacare Laboratory and Health Services	2.1 km
LifeLabs Medical Laboratory Services	3.4 km
Alpha Labs	3.6 km
Med-Health Laboratories Ltd.	5.7 km
LifeLabs Medical Laboratory Services	6.5 km



Emergency

Police & Fire Depart...

Toronto Police Service 23 Division	1.8 km
Toronto Fire Station 413	2.1 km
Vaughan Fire Station 7-3	2.2 km
Toronto Fire Station 412	2.8 km
Toronto Fire Station 411	3.7 km

Government Offices

Service Canada Centre	3.6 km
Service canada	5.7 km
ServiceOntario	2.4 km
ServiceOntario	2.5 km

Banking

BMO Bank of Montreal	2 km
Scotiabank	4.2 km
CIBC	1.9 km
RBC Royal Bank	2.9 km
TD Canada Trust Branch and ATM	0.5 km

Postal Services

Canada Post	2.1 km
FedEx OnSite	1.2 km
Purolator	6 km
The UPS Store	3 km
Amazon	10.3 km



Government Services





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Nearby Amenities



Groceries

Health Food Stores

Natures Health Food	1.9 km
Vitamins & Natural Health Foods	3.1 km
Health Service Centre	3.3 km
Living Healthy	3.6 km
Good Health Mart Woodbridge	3.9 km

Liquor Stores

The Beer Store	1.8 km
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Farms & Markets

Farmers Market (seasonal)	2.3 km
Woodbridge Village Farmers Market	2.6 km
Zawadi Farm	5.1 km
Aromi Organic Bazaar	5.9 km
Black Creek Community Farm	6.2 km

Convenience Stores

Circle K	0.8 km
Quick Store Grocery Convenience Smoke	1.3 km
HASTY MARKET	1.6 km
Albion Kffair Convenience	1.7 km
Avo Convenience	1.9 km

Local Chains

Danforth Food Market	0.7 km
Centra foodmarket	2.9 km
Cataldi Fresh Market Inc.	3.1 km
Jason's No Frills	1.9 km
Fortinos	3.1 km
Food Basics	3.8 km
Chalo FreshCo Goreway & Derry	5.5 km
Sobeys Stadium	6.9 km
Metro	7.8 km
Longo's Rutherford	6.4 km
Loblaw pharmacy	4.5 km



Shopping

Sports & Outdoors

Foot Locker Canada Corporate Office	3.8 km
Foot Locker	4.1 km
Sport Chek	5.3 km
RIFAR MEC	8.5 km
Foot Locker	8.8 km

Shopping Malls

Vaughan Mills	8.8 km
Bramalea City Centre	11.2 km
The Albion Mall	2 km
Woodbine Mall & Fantasy Fair	4.2 km
Rexdale Mall	5.6 km

Big Box Stores

Costco nw vaughan	3.7 km
Walmart Supercentre	4.1 km
Canadian Tire Gas+	9.5 km
Real Canadian Superstore	7.4 km

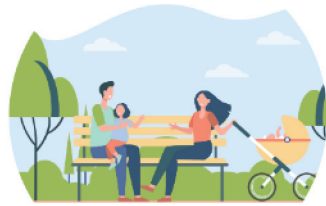
Home Improvement

Woodbridge building supplies and garden	1.9 km
The Home Depot	5.6 km
Home Hardware	14 km
RONA Etobicoke (Martin Grove)	6.3 km
Lowe's Home Improvement	6.5 km

Dollar Stores

Dollar King Plus	0.7 km
Dollarama	1.8 km
Dollarama	2 km
Dollar King	2.8 km
Dollar Plus Bargain Centre	3.1 km

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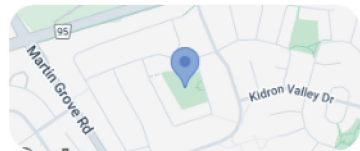


Parks

0.2km
1min

Plowshare Park

54 Plowshare Cres

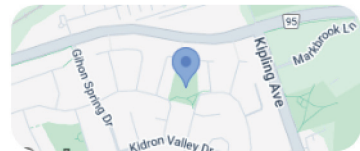


This facility includes a
Playground

0.5km
3min

Kay Park

32 Cathy Jean Cres

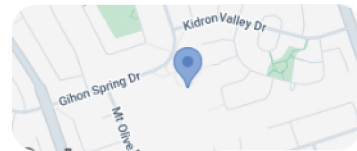


This facility includes a
Playground

0.4km
2min

Gihon Spring Park

75 Gihon Spring Dr

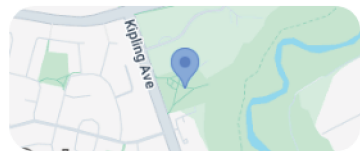


This facility includes a Ball
Diamond, Basketball Court,
Multi-Use Pad, Outdoor Pool,
Playground, Sports Field, Tennis
Court

1.1km
3min

North Humber

2851 Kipling Ave

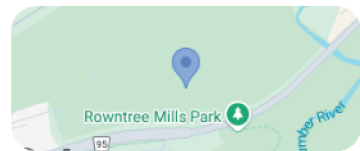


This facility includes a Ball
Diamond, Playground, Splash
Pad, Trails

1.3km
3min

Thackeray Park

2995 Kipling Ave

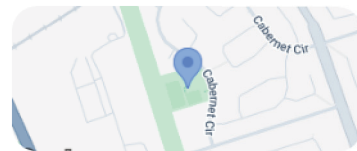


This facility includes a Cricket
Field, Trails

1.6km
6min

Royalcrest Park

50 Cabernet Cir



This facility includes a Outdoor
Rink, Playground, Sports Field,
Tennis Court

Hike / Bike Trail

West Humber Trail	3.3 km
West Humber Trail	3.7 km
Wood Lot Trail	9 km
William Granger Greenway - Humber	9.9 km
Humber River Recreational Trail	11.3 km

Beaches

Verobeach Parkette	4.8 km
Son of a beach	10.5 km
Professor's Lake	11.1 km
Diamond Beach Sports	11.8 km
Bloordale Beach	16.8 km

Ski Resorts

Chinguacousy Park Ski Chalet	10.8 km
Centennial Park Hill	11.4 km
Trakkers Cross- Country Ski Club	15.1 km
Lakeridge Ski Resort	52.2 km
The ROC	60.7 km

Conservation / Provincial

Claireville Conservation Area	3.8 km
Claireville conservation area	4.6 km
Boyd Conservation Park	5.8 km
Kortright Centre for Conservation	8.1 km
Kortright conservation area-	8.4 km



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Education

🇫🇷 French Immersion |
 ❤️ Before & After Care |
 🎓 Percent of Students Identified as Gifted |
 🌱 Percent of Students with Special Needs
📄 Percent of Parents with Diploma |
 ★ Fraser Institute Score |
 👥 Average Student Enrolment

Elementary Schools

0.6km
3min

St Angela Catholic School
 220 Mount Olive Dr,
Toronto, Ontario,
 Toronto CDSB
 Grade: JK-8
This School Features:
 📄 85% 🌱 10% ★ 4.1
 📖 320

1.4km
5min

Msgr John Corrigan Catholic School
 100 Royalcrest Rd,
Toronto, Ontario,
 Toronto CDSB
 Grade: JK-8
This School Features:
 📄 85% 📖 5% 🌱 20%
 ★ 5.3 📖 130

2.3km
5min

North Kipling Junior Middle
 2 Rowntree Rd,
Etobicoke, Ontario,
 Toronto DSB
 Grade: JK-8
This School Features:
 📄 85% 📖 5% 🌱 10%
 ★ 7.1 📖 275 ❤️

2.7km
6min

St Andrew Catholic School
 2533 Kipling Ave,
Toronto, Ontario,
 Toronto CDSB
 Grade: JK-8
This School Features:
 📄 80% 🌱 10% ★ 4.8
 📖 365 ❤️

3.5km
9min

Venerable John Merlini Catholic
 123 Whitfield Ave,
Toronto, Ontario,
 Toronto CDSB
 Grade: JK-8
This School Features:
 📄 80% 🌱 20% ★ 6.6
 📖 210

2.9km
9min

Elmbank Junior Middle Academy
 10 Pittsboro Dr,
Etobicoke, Ontario,
 Toronto DSB
 Grade: JK-8
This School Features:
 📄 90% 🌱 25% ★ 4.8
 📖 155

Secondary Schools

2.2km
5min

Holy Cross Catholic Academy High
 7501 Martin Grove Rd,
Woodbridge, Ontario,
 York CDSB
 Grade: 9-12
This School Features:
 📄 92% 🌱 18% ★ 4.3
 📖 990

2.5km
6min

North Albion Collegiate Institute
 2580 Kipling Ave,
Toronto, Ontario,
 Toronto DSB
 Grade: 9-12
This School Features:
 📄 74% 📖 1% 🌱 18%
 ★ 4.2 📖 560

2.8km
8min

Father Henry Carr Catholic Secondary
 1760 Martin Grove
Road, Toronto, Ontario,
 Toronto CDSB
 Grade: 9-12
This School Features:
 📄 74% 🌱 17% ★ 5.6
 📖 585

Tutoring

📍 Kumon Math and Reading Centre of	2 km
📍 AIM Tutors and Mentors	2.4 km
📍 Scholar's Edge Tutoring	3 km
📍 Oxford Learning Woodbridge	3.4 km
📍 Mathnasium	3.9 km

Private

📍 Vaughan Montessori School	2.3 km
📍 Woodbridge PLC	2.4 km
📍 Solid Rock Academy	2.7 km
📍 Nile Academy	3.3 km
📍 Umoja Learning Circle	4.3 km

Day Care

📍 Dipal's Daycare	0.6 km
📍 First Stage Child Care Center	1.5 km
📍 Etobicoke Children's Centre	1.8 km
📍 Silverstone Learning Centre	2.2 km
📍 Kidz day cares	2.4 km

Libraries

📍 Toronto Public Library - Humber	1.9 km
📍 Toronto Public Library - Albion	2.2 km
📍 Woodbridge Library	3 km
📍 Toronto Public Library -	3.7 km
📍 Toronto Public Library - Rexdale	3.9 km

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