

WELCOME TO

*189 Elm Street*

[www.189ElmStreet.com](http://www.189ElmStreet.com)



**Sarah Norris**  
Sales Representative



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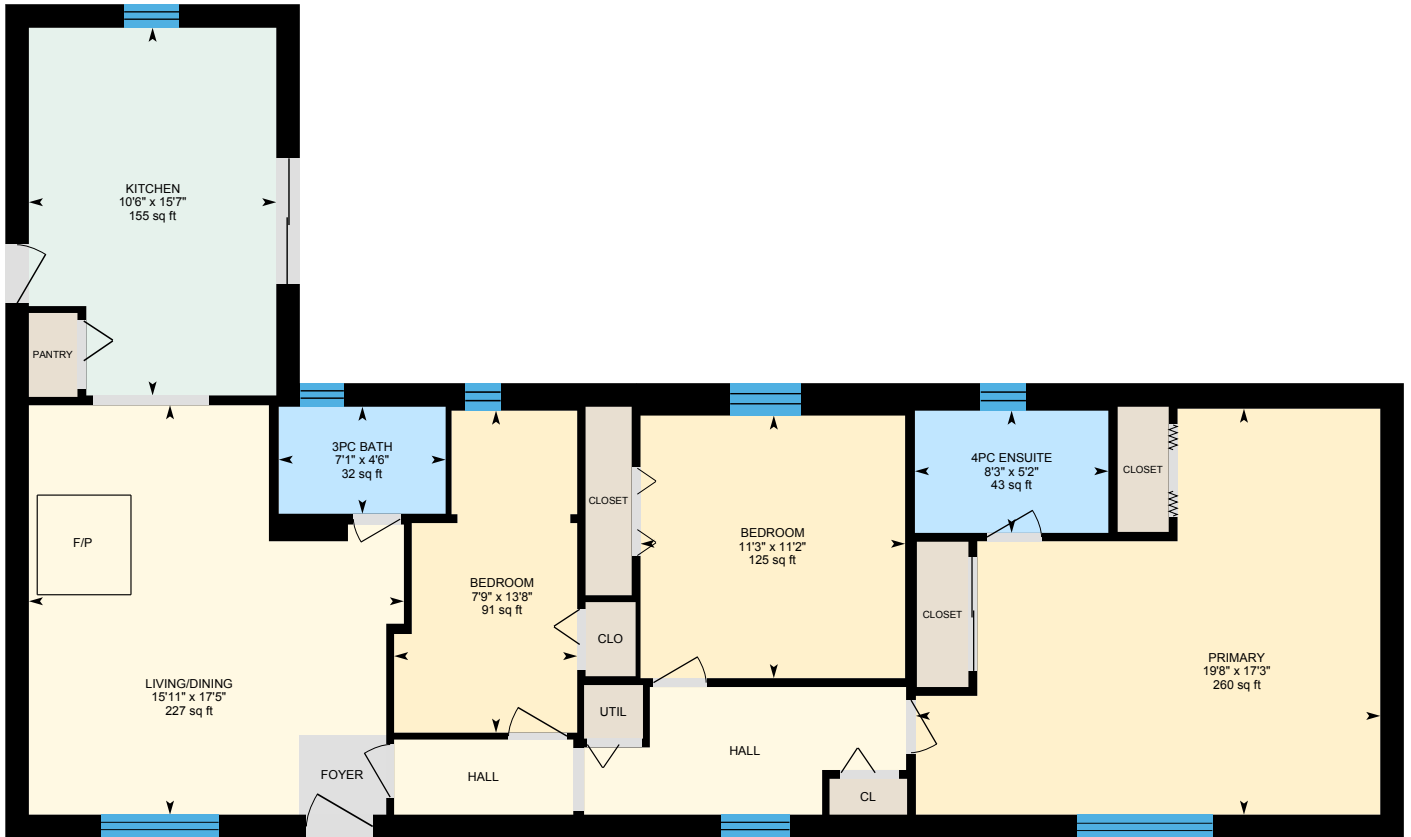


ROYAL LEPAGE  
**CHAIRMAN'S CLUB**  
NATIONAL  
TOP 1%  
LIFETIME MEMBER



**Shawn Zigelstein**  
Broker

# 189 Elm Street, Beaverton





## PUBLIC SCHOOLS

Your neighbourhood is part of a community of Public Schools offering Elementary, Middle, and High School programming.

### Beaverton PS

Designated Catchment School  
Grades PK to 8  
270 King St

### Brock HS

Designated Catchment School  
Grades 9 to 12  
12 Concession Rd 13

## CATHOLIC SCHOOLS

Your neighbourhood is part of a community of Catholic Schools offering Elementary, Middle, and High School programming.

### Holy Family Catholic School

Grades PK to 8  
720 Simcoe St

### ÉÉC Samuel-de-Champlain

Grades PK to 6  
275 Park St

### ÉSC Nouvelle-Alliance

Grades 7 to 12  
249 Anne St N

### St. Mary Catholic Secondary School

Grades 9 to 12  
1918 Whites Rd

## PARKS & REC.

Fun is easy to find at the parks near this home. There are lots of opportunities for sports, relaxation and play in nearby parks and recreation facilities.

### Beaverton King Street Park

270 King St



2 mins

### Beaverton Harbour Park / Beaverton-Thoran Community Centre

24 Harbour Park Crescent



8 mins

### Mill Gateway Park

284 Simcoe St



4 mins

### FACILITIES WITHIN A 20 MINUTE WALK

- |                    |                               |
|--------------------|-------------------------------|
| 4 Playgrounds      | 1 Skateboard Park             |
| 2 Rinks            | 1 Golf Course                 |
| 1 Tennis Court     | 1 Beach                       |
| 1 Volleyball Court | 1 Sports Court                |
| 1 Basketball Court | 1 Boating Facility            |
| 3 Ball Diamonds    | 1 Fairground                  |
| 1 Sports Field     | 1 Fishing Location            |
| 1 Track            | 1 Trail                       |
| 1 Community Centre | 2 Arts/Performance Facilities |
| 1 Splash Pad       |                               |



## TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 6 minute walk away.

### Nearest Street Level Transit Stop

Simcoe St. @ Mara Rd.



6 mins

## SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 28.42km.

### Orillia Soldiers' Memorial Hospital

170 Colborne St W

### Fire Station

360 Bay Street

### Police Station

412 Bay St



# HoodQ

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## LOCATION! LOCATION! LOCATION!

This 80'x100' Property Is Situated On A Lovely Tree-Lined Street Just Minutes To The Beach, Splash Park, Boat Launch & Downtown Beaverton Where Quaint Coffee Shops, Restaurants, Shops And So Much More, Awaits You. And Bonus - It's Just Steps Away From The New Elem. School, Beaver River Public, Scheduled to Open In Sept '24. This Advanced Facility Will House 400 Children, Plus Day Care & A Family Center. Perfect for this Growing Community.

189 Elm Features A Great Layout, with 3 Bedrooms (Primary Is Huge @ 17'3x19'8) & Two Full Bathrooms. The Eat-In Kitchen Opens Onto The Deck & Yard Where Children Can Kick Around A Ball, Or You Can Host A Party With Family & Friends. This Bungalow Is Perfect For A Growing Family, Retirees, Or Anyone Who Is Looking For An Affordable Home. With Some Needed TLC, This Home And Large Property Is The Perfect Investment & Your Chance To Create Your Dream Home...

And Hey, There's Just Nothing Better Than A Lake Simcoe Sunset!  
Close To Orillia And Less Than An Hour To Many Surrounding Cities (Barrie, Newmarket, Lindsay, Peterborough, Uxbridge, Stouffville and Markham), & Easy Access To Toronto.

Extras: All Existing: Appliances, Electrical Light Fixtures & Ceiling Fans, Window Coverings, Wood Stove, Security System, HWT, Bathroom Mirrors, Garden Shed.

Lot: 80.57 ft. x 100.2 ft. | Taxes \$1,972.37/ 2023

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