22 Platinum Avenue

www.22Platinum.com

ROYAL LEPAGE CHAIRMAN'S CLUB NATIONAL TOP 1% 2012-2019

Shawn Zigelstein
Broker

TEAM ZOLD

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Your Community™ REALTY

ROYAL LEPAGE

BROKERAGE INDEPENDENTLY OWNED & OPERATED

22 Platinum Ave, Richmond Hill, ON

PUBLIC SCHOOLS

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

Moraine Hills PS
Designated Catchment School
Grades PK to 8
85 Rollinghill Rd

Académie de la Moraine
Designated Catchment School
Grades PK to 6
115 George St

ÉS Norval-Morrisseau
Designated Catchment School
Grades 7 to 12
51 Wright St

Beynon Fields PS
Designated Catchment School
Grades PK to 8
258 Selwyn Rd

Richmond Hill HS
Designated Catchment School
Grades 9 to 12
201 Yorkland St

ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

YRDSB Continuing Education
Grades 9 to 12
11160 Yonge St

Dr. Bette Stephenson Centre for Learning
Grades 9 to 12, Adult
36 Regatta Ave

CATHOLIC SCHOOLS

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

St Marguerite d'Youville Catholic ES
Grades PK to 8 (Assigned)
121 Rollinghill Rd

ÉÉC Le-Petit-Prince
Grades PK to 6 (Assigned)
79 Avro Rd

St Theresa of Lisieux Catholic HS
Grades 9 to 12 (Assigned)
230 Shaftsbury Ave

ÉSC Renaissance
Grades 7 to 12 (Assigned)
700 Bloomington Rd

PRIVATE SCHOOLS

The private schools nearest to you are:

Richland Academy
Grades PK to 8
11570 Yonge St

Century Private School
Grades PK to 12
11181 Yonge St

Alpha Star High School
Grades 9 to 12
10670 Yonge St

Beacon Mile Academy
Grades 9 to 12
10620 Yonge St #201

PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.

Laurentian Park
Alpaca Dr. and Selwyn Rd
4 min

Trans Richmond Trail
Westbury Court
10 min

French Royalist Park
Rollinghill Road
10 min

FACILITIES WITHIN A 20 MINUTE WALK

3 Playgrounds
6 Tennis Courts
1 Trail
2 Sports Fields
1 Basketball Court
1 Multi-Use Pad

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 7 minute walk away and the nearest rail transit stop is a 64 minute walk away.

Nearest Rail Transit Stop
Richmond Hill GO

Nearest Street Level Transit Stop
Bathurst St / Collins Crt
7 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a hospital, and a police station within 4.53km.

Mackenzie Richmond Hill Hospital
10 Trench St

Fire Station
101 Gamble Road

Police Station
171 Major Mackenzie Drive West

CONVENIENCE

This home is located near everyday amenities to make your daily errands easier.

- Coffee
- Gym
- Grocery
- Gas Station

HoodQ

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SPECTACULAR BUNGALOFT ON PRESTIGIOUS COURT BACKING TO CONSERVATION

This Is An Entertainers Dream. If You Have Grandkids, Kids, Or Just A Ton Of Friends, You Need To Come And See This Home. Featuring An Open Concept Layout, Amazing Room Sizes, Fabulous Upgrades, A Stunning Finished Basement, And Then The Most Amazing Part As The House Has A Great Flow To The Extended Outdoor Living Area Which Feels Like You Are At A Resort In The Middle Of Nature. The Walkout From The Kitchen Onto A Large Deck With Seating Both Above And Below, And The Pool... WOW The Pool! And The Waterfall, WOW Again! The Walk-Out Basement Is A Seamless Transition To The Entertaining Area Outside.

EXTRAS: Included: All Window Coverings, All Electric Light Fixtures, Sub-Zero Stainless Steel Fridge, Wolf Stainless Steel Gas Stove, Miele Stainless Steel Built-In Dishwasher, Wolf Stainless Steel Range Hood Fan, Garburator, Frigidaire Professional Fridge in the Basement, Miele Stainless Steel Built-In Dishwasher in the Basement, LG Grey Washer and Dryer, Pot Drawers, Lazy Suzan And Granite Counters in the Kitchen, Built-In Speakers, Hardwood Stairs with Wrought Iron, Salt Water Pool and All Equipment (Filter, Pump, Heater), Waterfall, Outdoor Speakers, Fire Pit, Inground Sprinklers in Frontyard and Backyard, Five Security Cameras, Alarm System, Electric Awning, Nu-Air Ventilation System, Furnace, A/C, Humidifier, Cantina, Two Garage Door Openers and Remotes.

Excluded: Freezer In The Basement, Home Theatre System (Projector And Screen). Rental: HWT.

Lot 55.25 x 99.31 Feet Taxes: $7,399.71/2020

Royal LePage Your Community Realty Brokerage does not warrant or guarantee the information in this feature sheet.