

WELCOME TO

*457 Donald Court*

[www.457Donald.com](http://www.457Donald.com)



**Shawn Zigelstein**  
Broker



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

TEAM **ZOLD**

Your Home • Your Life • Your Realtors

*Working For You!*

[www.teamzold.com](http://www.teamzold.com)

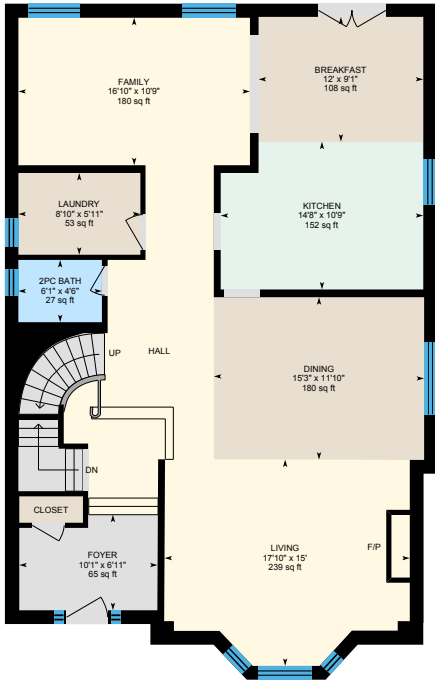
YOUR **Community**  
REALTY™

**ROYAL LEPAGE**

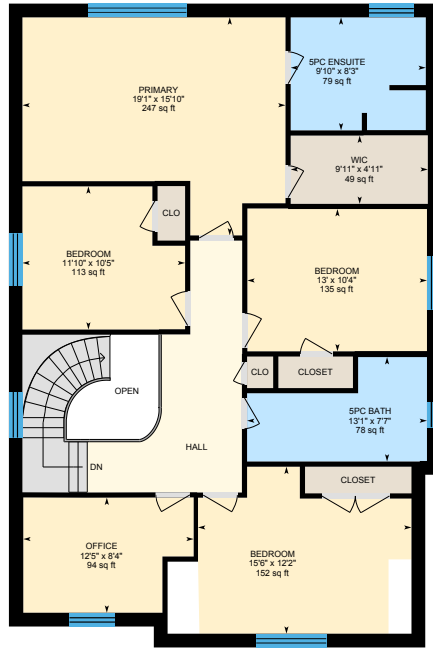
BROKERAGE INDEPENDENTLY OWNED & OPERATED

905.731.2000

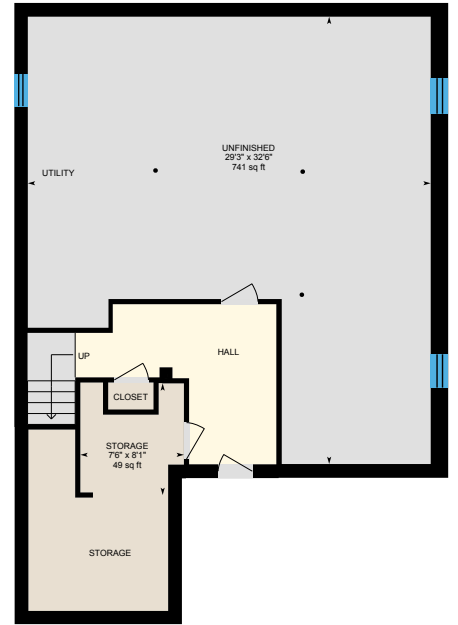
# 457 Donald Court, Newmarket



Main Floor



2nd Floor



Basement (Below Grade)





## PUBLIC SCHOOLS

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

### Clearmeadow PS

Designated Catchment School  
Grades PK to 8  
202 Clearmeadow Blvd

### Sir William Mulock SS

Designated Catchment School  
Grades 9 to 12  
705 Columbus Way

### Poplar Bank PS

Designated Catchment School  
Grades 3 to 8  
400 Woodspring Ave

### ÉS Norval-Morrisseau

Designated Catchment School  
Grades 7 to 12  
51 Wright St

## CATHOLIC SCHOOLS

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

### St Nicholas Catholic ES

Grades PK to 8  
480 Keith Ave

### ÉÉC Saint-Jean

Grades PK to 6  
90 Walton Dr

### Sacred Heart Catholic HS

Grades 9 to 12  
908 Lemar Rd

### ÉSC Renaissance

Grades 7 to 12  
700 Bloomington Rd

## PRIVATE SCHOOLS

The private schools nearest to you are:



### Country Garden Montessori Academy

Grades PK to 12  
601 Newpark Blvd

### St. Andrew's College

Grades 5 to 12  
15800 Yonge St

### Aurora Montessori School

Grades PK to 8  
330 Industrial Pkwy N

### Pickering College

Grades PK to 12  
16945 Bayview Ave

## 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.



**Whipper Billy Watson Park**  
475 Clearmeadow Boulevard  
 5 mins

**Seneca Cook Parkette**  
325 Clearmeadow Blvd  
 8 mins

**Clare Salisbury Park**  
277 Clearmeadow Blvd  
 8 mins

**FACILITIES WITHIN A 20 MINUTE WALK**  
4 Playgrounds 3 Sports Fields  
4 Basketball Courts 2 Sports Courts  
1 Ball Diamond 1 Trail

## TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 3 minute walk away and the nearest rail transit stop is a 54 minute walk away.

**Nearest Rail Transit Stop**  
Newmarket GO

**Nearest Street Level Transit Stop**  
Clearmeadow Blvd / Carruthers Av

3 mins

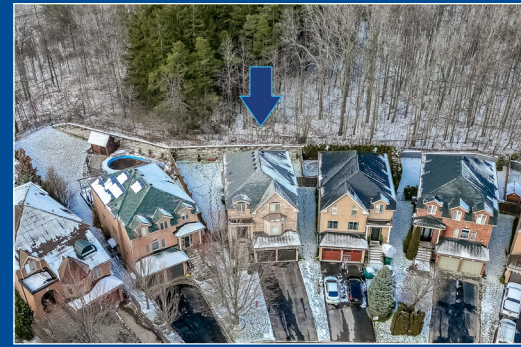
## SAFETY

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 4.46km.

**Southlake Regional Health Centre**  
596 Davis Dr

**Fire Station**  
125 McCaffrey Rd

**Police Station**  
240 Prospect Street



HoodQ

Disclaimer: These materials have been prepared for shawn@teamzold.com and are not intended to solicit buyers or sellers currently under contract with a brokerage. By accessing this information you have agreed to our terms of service, which are hereby incorporated by reference. This information may contain errors and omissions. You are not permitted to rely on the contents of this information and must take steps to independently verify its contents with the appropriate authorities (school boards, governments etc.). As a recipient of this information, you agree not to hold us, our licensors or the owners of the information liable for any damages, howsoever caused.

\*\*\*YOUR DREAM HOME IS ON THE MARKET\*\*\*

This Stunning And Spotless Acorn Built 5 Bedroom Home Is Located On A Great Quiet Court, Backs To A Protected Forest And William Thomas Mulock Park, And Has An Amazing Pie Shaped Lot. This Is One Of Those Homes That You Will Feel The Warmth The Minute You Walk In The Door To A Spacious Foyer And High Ceilings. The Open Concept Layout Is Perfect For Entertaining With So Many Great Updates Made Over The Years Including Main Floor Flooring, Pot Lights, Custom Kitchen, Crown Moldings, Interlock Patio, Custom Outdoor Fireplace, And Much More That Has To Be Seen To Be Appreciated. The Basement Has Direct Access From The Garage, And Could Easily Be Converted Into An In Law Suite With Tons Of Space. The Pie Shaped Pool Sized Lot Is Extremely Private, And Has A Great Patio With Sitting Area To Enjoy Those Warm Non Winter Nights. Homes On A Court Like This Don't Hit The Market Often.

Parks, Trails, Top Ranked Schools, Shopping, Transit And So Many More Fantastic Amenities Are Close By, And If You Are Looking For A Safe Street For The Kids To Play On, This Is The Spot For You. No Through Traffic - Great For Street Hockey.

Included: All Existing Stainless Steel Appliances: Kitchen Aid French Door Fridge, Danby Silhouette Built-In Wine Fridge, Kitchen Aid Flat Top Stove, Vissani Hood Fan, Kitchen Aid Built-In Dishwasher; Whirlpool Duet White Washer & Dryer, Gas Fireplace in Living Room, All Electrical Light Fixtures, All Window Coverings, NEST Thermostat, NEST Smoke Detectors, Ring Doorbell, A/C, Humidifier, Furnace, Water Softener, 2 Garage Door Openers and Remotes, Garage Keypad, Woodburning Fireplace in the Backyard.

Rental: Hot Water Tank

Irregular Lot: 29.40ft x 127.37ft Pie Shaped to 78.68ft | Taxes: \$6,839.39/2023

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