

WELCOME TO

45 Chao Crescent

www.45Chao.com



Al DiRezze
Broker



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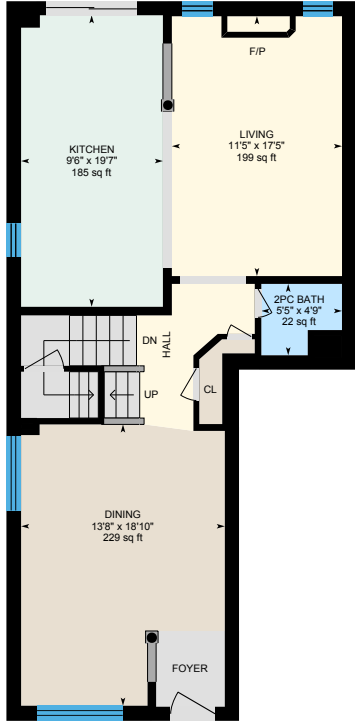


ROYAL LEPAGE
CHAIRMAN'S CLUB
NATIONAL TOP 1%
LIFETIME MEMBER

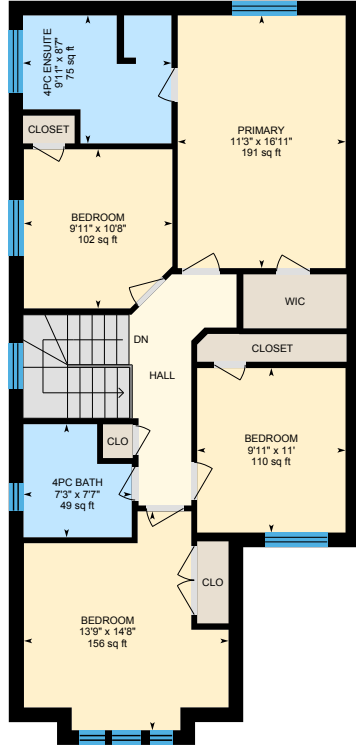


Shawn Zigelstein
Broker

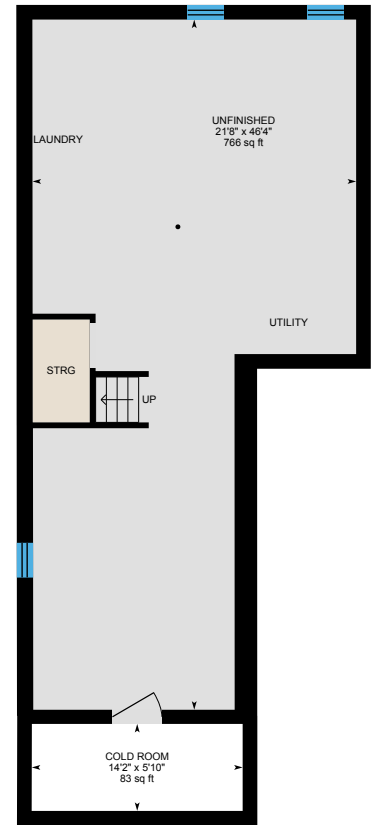
45 Chao Crescent, Richmond Hill



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.

Kettle Lakes PS

Designated Catchment School
Grades PK to 8
62 Kingshill 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

Windham Ridge PS

Designated Catchment School
Grades 1 to 8
32 Red Cardinal Trail

King City SS

Designated Catchment School
Grades 9 to 12
2001 King Rd

ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

Dr. Bette Stephenson Centre for Learning

Grades 9 to 12, Adult
36 Regatta Ave

YRDSB Continuing Education

Grades 9 to 12
11160 Yonge St



CATHOLIC SCHOOLS

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

Father Frederick McGinn Catholic ES

Grades PK to 8
61 Brockdale St

ÉÉC Le-Petit-Prince

Grades PK to 6
79 Avro Rd

ÉSC Renaissance

Grades 7 to 12
700 Bloomington Rd

Cardinal Carter Catholic SS

Grades 9 to 12
210 Old Bloomington Rd

PRIVATE SCHOOLS

The private schools nearest to you are:



Richland Academy

Grades PK to 8
11570 Yonge St

Academy for Gifted Children (PACE)

Grades K to 12
12 Bond Crescent

The Country Day School

Grades K to 12
13415 Dufferin St

Eureka Montessori

Grades PK to 3
13345 Yonge St



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.



Sweet Grass Hill Park & School Grounds

Augustine Ave and Dietzman Ct



6 mins

Groveswood Park

Groveswood St. and Dairy Ave.



10 mins

FACILITIES WITHIN A 20 MINUTE WALK

- 4 Playgrounds
- 3 Tennis Courts
- 12 Basketball Courts
- 4 Sports Fields
- 1 Splash Pad
- 2 Sports Courts
- 2 Trails
- 1 Arts/Performance Facility

Temperanceville Park

Portage Ave and Neopolitan Ct



8 mins



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 59 minute walk away.

Nearest Rail Transit Stop

King City GO

Nearest Street Level Transit Stop

King Rd / Bathurst St



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 7.95km.

Mackenzie Richmond Hill Hospital

10 Trench St

Fire Station

13067 Yonge Street

Police Station

100 Bloomington Road



HoodQ

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Welcome To 45 Chao Cres. A 4 Bedroom 2-Storey Link Home Backing To Green Space In A Family Friendly Neighbourhood! Combined Living/ Dining Room, Family Room With Gas Fireplace, Family Sized Kitchen With Breakfast Area, Stainless Steel Kitchen Appliances, With Walk Out To 2-Tier Deck, Overlooking Green Space. Second Level Features 4 Bedrooms - Primary With Walk-In Closet And 4-Piece Ensuite Bathroom, Plus 3 Additional Spacious Bedrooms. Unspoiled Basement With Cold Cellar - So Much Potential. Walking Distance To 2 Elementary Schools (Public & Separate), Parks, Green Space. Minutes To Shopping, Grocery Stores, Restaurants, Hwy 404, Hwy 400, Community Centre, Public Library, 2 Secondary Schools, Lake Wilcox Park, Golfing And So Much More.

Amazing Family Friendly Location. Ideal For A Growing Family.

Minutes To All Amenities, Transit, Hwy 400/404 And More. See Floor Plan And Virtual Tour.

All Existing Stainless Steel Kitchen Appliances: Fridge, Stove, Microwave Range Hood, Built-In Dishwasher, Washer, Dryer, Central Vacuum And All Attachments, Patio Awning, Patio BBQ, Patio Table And Chairs, Patio Umbrella, Island Bar Stools, Kitchen Table And Chairs, Bedroom Furniture In "Blue Wall" Bedroom, Family Room Couch, 2 Wall Mounted Televisions (In Bedroom), All Window Coverings, All Electrical Light Fixtures.

Rental: Hot Water Tank | Exclusions: Telus Alarm System And Related Components

Lot: 29.55 ft x 88.66 ft | Taxes \$4,729.67/2023

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