

# 100 Kirkvalley Crescent

[www.100Kirkvalley.com](http://www.100Kirkvalley.com)



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

**Shawn Zigelstein**  
Broker

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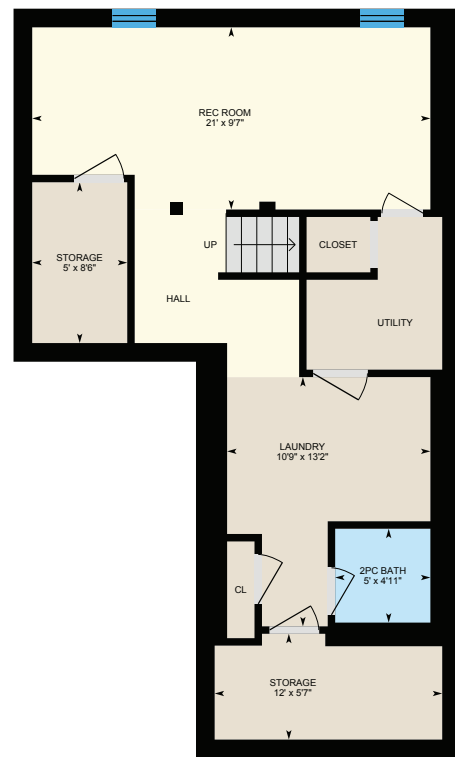
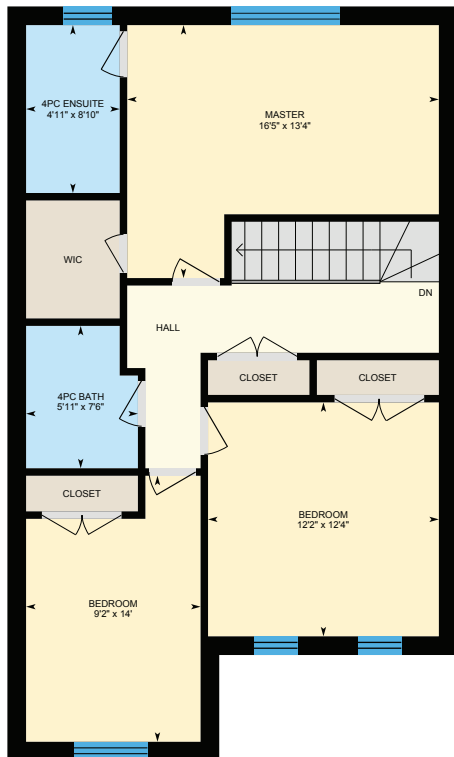
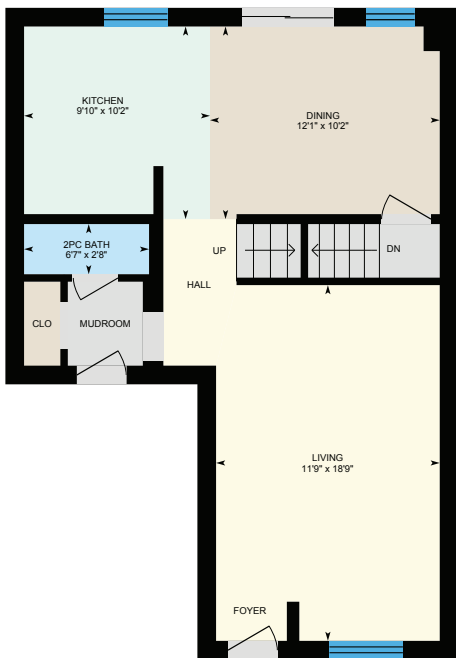
Your **Community**<sup>™</sup>  
REALTY

**ROYAL LEPAGE**

BROKERAGE INDEPENDENTLY OWNED & OPERATED



# 100 Kirkvalley Crescent, Aurora, ON









## PUBLIC SCHOOLS

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

### Northern Lights PS

Designated Catchment School  
Grades PK to 8  
40 Bridgenorth Dr

### 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

### Lester B. Pearson PS

Designated Catchment School  
Grades 1 to 8  
15 Odin Crescent

### Dr. G.W. Williams SS

Designated Catchment School  
Grades 9 to 12  
39 Dunning Ave

## ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

### The Lighthouse Learning and Development

Grades K to 12  
219 Old Yonge St

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Grades K to 12  
219 Old Yonge St

## CATHOLIC SCHOOLS

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

### St. Jerome Catholic ES

Grades PK to 8 (Assigned)  
20 Bridgenorth Dr

### ÉEC Saint-Jean

Grades PK to 8 (Assigned)  
90 Walton Dr

### St. Joseph Catholic ES

Grades PK to 8 (Assigned)  
2 Glass Dr

### St. Maximilian Kolbe HS

Grades 9 to 12 (Assigned)  
278 Wellington St E

## PRIVATE SCHOOLS

The private schools nearest to you are:



### Aurora Montessori School

Grades PK to 8  
330 Industrial Pkwy N

### Aurora Preparatory Academy

Grades PK to 8  
81 Industrial Pkwy N

### St. Andrew's College

Grades 5 to 12  
15800 Yonge St

### Roger White Academy

Grades K to 8  
33 Wellington East

## 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.



### Thompson Park

40 Gateway Dr  
4 min



### Optimist Park

33 Birkshire Dr.  
6 min



### Hamilton Park

560 John's Sd. Rd. & 334  
Pinnacle Trail  
6 min



### FACILITIES WITHIN A 20 MINUTE WALK

- 1 Dog Park
- 2 Sports Fields
- 1 Ball Diamond
- 1 Trail
- 5 Playgrounds
- 5 Basketball Courts
- 1 Skateboard Park
- 2 Multi-Use Pads

## TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 2 minute walk away and the nearest rail transit stop is a 26 minute walk away.

**Nearest Rail Transit Stop**  
Aurora GO

**Nearest Street Level Transit Stop**  
Earl Stewart Dr /  
Bridgenorth Dr



## 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 4.84km.

**Southlake Regional Health Centre**  
596 Davis Dr

**Fire Station**  
1344 Wellington St E

**Police Station**  
240 Prospect Street

## CONVENIENCE

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

- Coffee**
- Gym**
- Grocery**
- Gas Station**



**HoodQ**

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Shows Like A Model Home, And Has Been Meticulously Maintained By The Owners. So Many Custom Finishes To Make Sure This House Will Be Great For You To Move In And Enjoy. A Great Open Concept Layout Is Just The Start. Hardwood Floors, Complete Finished Basement By Penguin Basements, Partial Smart Home Setup, 9 Foot Main Floor Ceilings, Amazing Custom Patio And Yard To Enjoy With A Nice Glass Of Wine.

EXTRAS: Great Updates Including Newer Roof, AC, Furnace, Gas Line For The BBQ, Architectural Sound System, Nest Thermostat, Nest Fire and CO2 Detector, Garage Door Opener and Remotes, Ring Doorbell And Camera, All Electric Light Fixtures, All Window Coverings, All Existing Appliances.

Lot: 23.06 x 86.35 Feet Taxes: \$3,839.78/2020