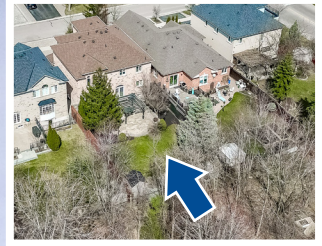


WELCOME TO

11 Johnswood Crescent

www.11Johnswood.com



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

Shawn Zigelstein
Broker

TEAM **ZOLD**

Your Home • Your Life • Your Realtors

Working For You!

www.teamzold.com

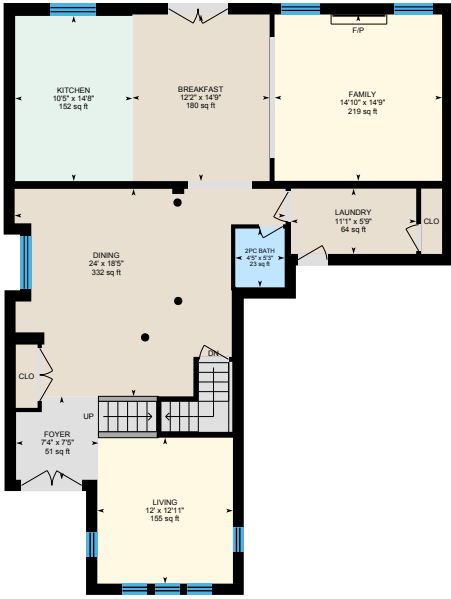
YOUR **Community**
REALTY™

ROYAL LEPAGE

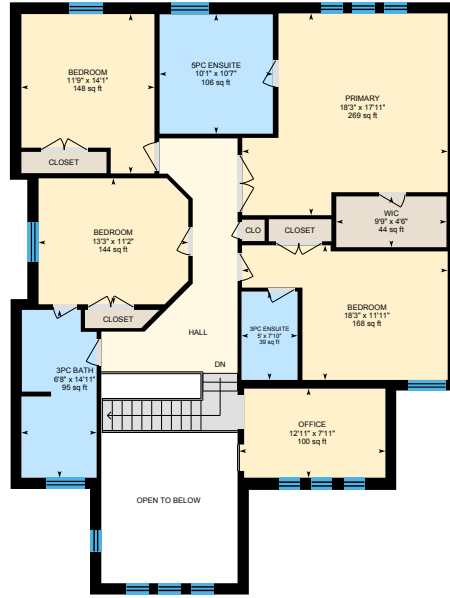
BROKERAGE INDEPENDENTLY OWNED & OPERATED

905.731.2000

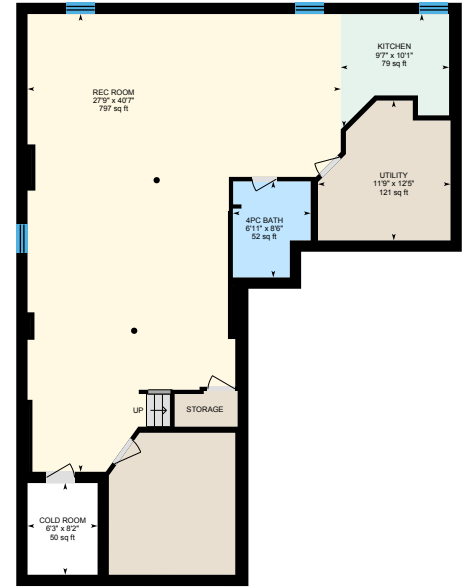
11 Johnswood Crescent, Vaughan



1st Floor



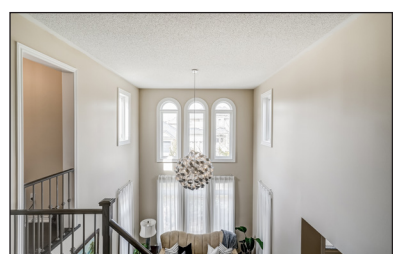
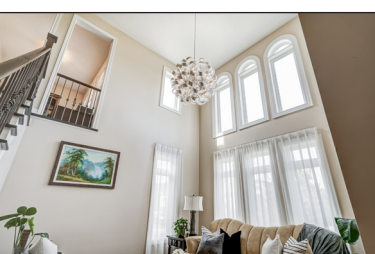
2nd Floor



Basement (Below Grade)

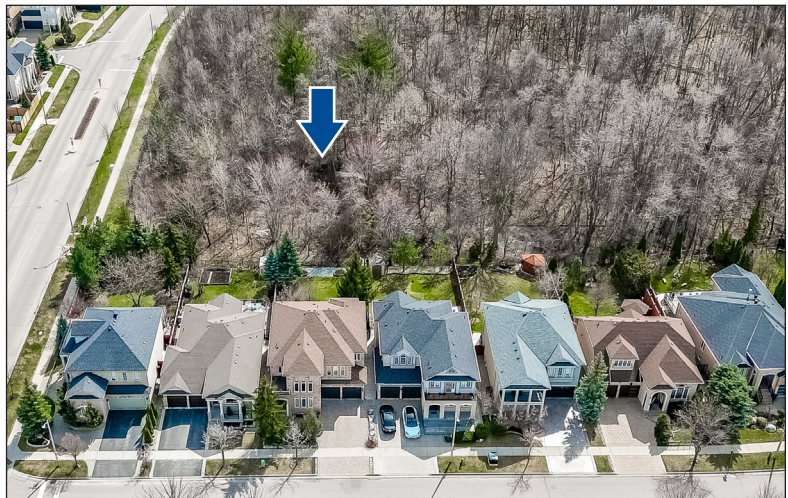












PUBLIC SCHOOLS

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

Vellore Woods PS

Designated Catchment School
Grades PK to 8
115 Starling Blvd

ÉE La Fontaine

Designated Catchment School
Grades PK to 6
10110 Islington Ave

ÉS Norval-Morriseau

Designated Catchment School
Grades 7 to 12
51 Wright St

Julliard PS

Designated Catchment School
Grades 2 to 8
61 Julliard Dr

Tommy Douglas SS

Designated Catchment School
Grades 9 to 12
4020 Major MacKenzie Dr W

ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

St Luke Catholic Learning Centre

Grades 9 to 12
8787 Weston Rd

Msgr Fraser College (Norfinch Campus)

Grades 9 to 12
45 Norfinch Dr



CATHOLIC SCHOOLS

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

St Emily Catholic ES

Grades PK to 8
60 Vellore Woods Blvd

ÉE Le-Petit-Prince

Grades PK to 6
79 Avro Rd

St John Bosco Catholic ES

Grades 1 to 8
199 Belview Ave

St Jean de Brebeuf Catholic HS

Grades 9 to 12
2 Davos Rd

PRIVATE SCHOOLS

The private schools nearest to you are:



North Hill Private School

Grades PK to 3
9555 Weston Rd

Vaughan College

Grades 7 to 12
9121 Weston Rd

Evergreen Leadership Academy

Grades PK to 8
2701 Rutherford Rd

The Nature School at Kortright

Grades PK to 3, Ungraded
9550 Pine Valley Dr

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.

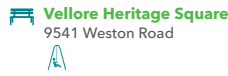


Comdel Park

60 Comdel Blvd



5 mins



Vellore Heritage Square

9541 Weston Road



7 mins



Vellore Woods Park

335 Vellore Woods Blvd



6 mins

FACILITIES WITHIN A 20 MINUTE WALK

4 Playgrounds
1 Tennis Court
3 Basketball Courts
1 Ball Diamond
1 Sports Field
1 Sports Court
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 minute walk away and the nearest rail transit stop is a 56 minute walk away.



Nearest Rail Transit Stop
Rutherford GO



Nearest Street Level Transit Stop
Vellore Woods Blvd / Shadetree Cres



1 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 2.31 km.



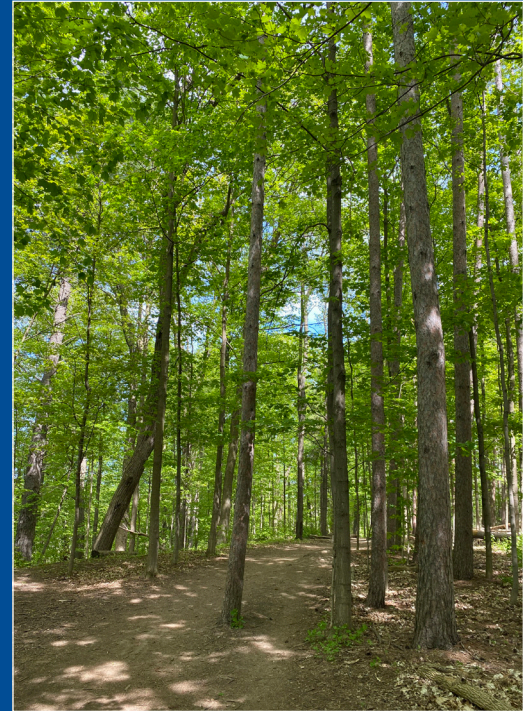
Cortellucci Vaughan Hospital
3200 Major MacKenzie Dr W



Fire Station
40 Eagleview Heights



Police Station
2700 Rutherford Road



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.

WELCOME HOME TO THIS CUSTOM-BUILT GEM IN THE HEART OF VELLORE VILLAGE, WHERE ELEGANCE MEETS FUNCTIONALITY

Boasting A Stunning Open-Concept Design, This Home Is Perfect For Those Who Love To Entertain. The Professionally Finished Basement Offers Additional Space For Gatherings, While Renovations Have Elevated The Interior With Sleek Flooring, Ambient Pot Lights, And Exquisite Crown Moulding. The Layout Is Spectacular And Offers So Many Opportunities With Ensuite Baths, Open Office Space To Work From Home, Basement With A Kitchen, Bathroom, Space For A Bedroom, And Rec Room Area For The Kids Or Entertaining Space. The Backyard Is An Oasis, Once You Step Outside To Discover The Meticulously Crafted Interlock Drive, Leading To A Custom Stone Patio In The Back Yard Complemented By A Charming Pergola All Set On A Deep, Pool-Sized South-Facing Ravine Lot. Its An Outdoor Haven For Relaxation And Social Events. Families Will Appreciate The Proximity To Top-Ranked Schools, Ensuring A Bright Future For The Young Ones. The Vibrant Neighborhood Also Offers Convenient Access To Shopping Centers, Lush Parks, And HWY 400, Making Commutes A Breeze. For The Nature Enthusiasts, Nearby Trails Provide A Peaceful Escape From The Hustle And Bustle. This Home Isn't Just A Residence; Its A Lifestyle Waiting To Be Embraced.

Extras: All Existing Appliances: LG Stainless Steel Dishwasher, Samsung Stainless Steel Gas Stove, Robam Stainless Steel Hood Fan, Samsung French Door Stainless Steel Fridge, Samsung White Washer and Dryer, Basement Appliances: Stainless Steel Wine Fridge, KitchenAid Superba Black Gas Stove, Venmar Jazz Stainless Steel Hood Fan, All Electrical Light Fixtures Including LED Pot Lights, All Window Coverings, Wrought Iron Staircase, Closet Organizers, CVAC and All Related Attachments, Alarm System (not monitored), RING Doorbell, NEST Thermostat, Water Softener, Humidifier, Furnace, AC, Built-In Shelves In Basement Storage, Two Garage Door Openers, Pergola, Garden Shed, Outdoor Cameras, Exterior Pot Lights.

Rental: Hot Water Tank.

Lot: 45.93 ft x 131.23 ft | Taxes: \$7,541.76/2023

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