

160 James Ratcliff Ave.

www.160JamesRatcliff.com



Shawn Zigelstein
Sales Representative



ROYAL LEPAGE
CHAIRMAN'S CLUB
NATIONAL TOP 1%
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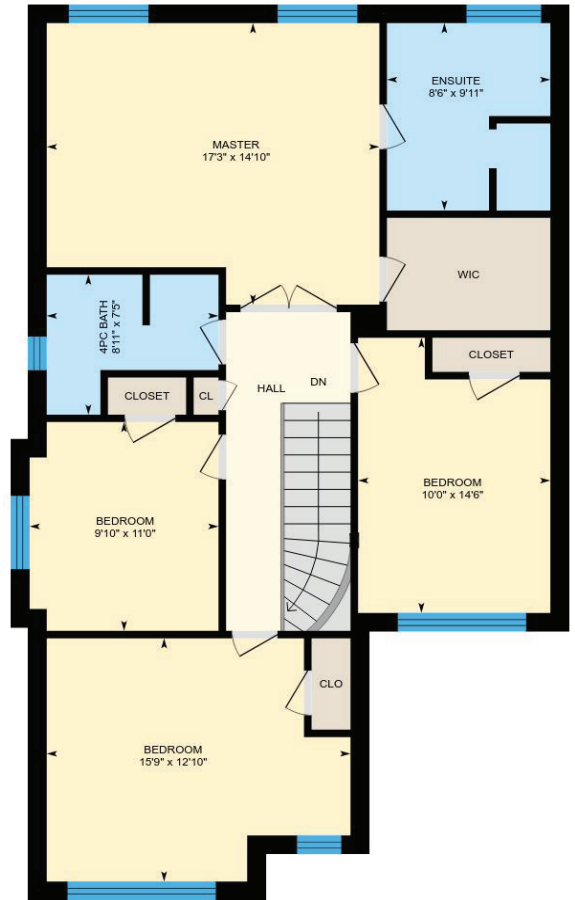
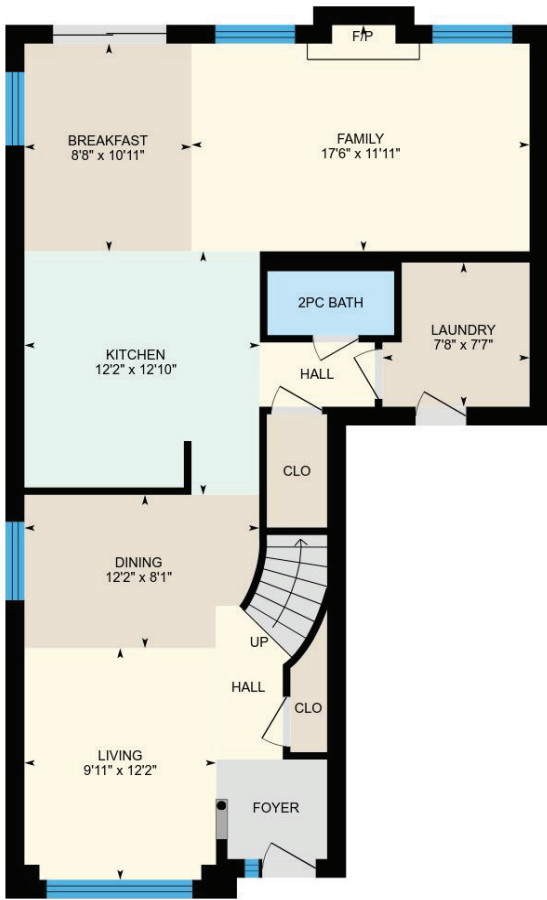
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Your **Community**[™]
REALTY

ROYAL LEPAGE

BROKERAGE INDEPENDENTLY OWNED & OPERATED

FLOOR PLAN





160 James Ratcliff Ave, Whitchurch-Stouffville, ON L4A 0L6, Canada

SCHOOLS

With good assigned and local public schools very close to this home, your kids can thrive in the neighbourhood.



Wendat Village PS

Designated Catchment School
Grades PK to 8
99 Reeves Way Blvd
0.13 KM

Académie de la Moraine

Designated Catchment School
Grades PK to 6
115 George St
18.6 KM

Stouffville District SS

Designated Catchment School
Grades 9 to 12
801 Hoover Park Dr
1.57 KM

ÉS Norval-Morrisseau

Designated Catchment School
Grades 9 to 12
51 Wright St
18.59 KM

PARKS & REC.

Fun is easy to find at the parks near this home. There are lots of opportunities for sports, relaxation and play in nearby parks and recreation facilities.



Whitchurch-Stouffville Leisure Centre & Memorial Park

2 Park Drive South
0.63 KM



Stouffville Arena

12483 Ninth Line
1.7 KM



SoccerCity

45 Innovator Ave
2.01 KM

FACILITIES WITHIN A 20 MINUTE WALK

- 1 Pool
- 1 Sports Field
- 1 Ball Diamond
- 1 Community Centre
- 1 Trail
- 1 Picnic Facilities
- 1 Playground
- 1 Basketball Court
- 1 Rink
- 1 Skateboard Park
- 1 Fitness Room
- 1 Sledding Hill

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 16 minute walk away.

Nearest Rail Transit Stop
Stouffville GO
1.2 KM
16 min

Nearest Street Level Transit Stop
Reeves Way Blvd / Richard Underhill
0.21 KM
3 min

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 8.68km.

Markham Stouffville Hospital

381 Church St
8.68 KM

Fire Station

100 Weldon Rd
1.65 KM

Police Station

111 Sandiford Drive
2.34 KM

CONVENIENCE

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

Coffee
2.5 KM
Gym
1.7 KM

Grocery
1.7 KM
Gas Station
5.8 KM

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****WELCOME HOME TO THE CLEARWATER MODEL BY FIELDGATE****

This Wonderful Detached 4 Bedroom Home Is Ready For You And Your Family To Move In And Enjoy. Freshly Painted With New Flooring On The Second Floor, This Warm And Inviting Home That Backs On To A Park And Sides To A Ravine Is Not To Be Missed.

A Fantastic Layout With An Open Concept Design And 9 Foot Main Floor Ceilings Is A Perfect Move Up Home As It Is Over 2100 Sq Ft. A Close Walk To Great Local Amenities.

Includes - All Appliances (Fridge, Stove, Built In Dishwasher, Hood Fan, Washer, Dryer), Water Filtration System, Garage Door Opener, Hot Water Tank (Rental), Water Softener, Air Conditioner, Gas Fireplace, Ceiling Fans, Electrical Light Fixtures, And All Window Coverings.

Lot Size: 36.84 x 85.3 Feet Taxes: \$4,312.43 / 2018

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