

WELCOME TO

171 Marbella Road

www.171Marbella.com



Shawn Zigelstein
Broker



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

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ROYAL LEPAGE

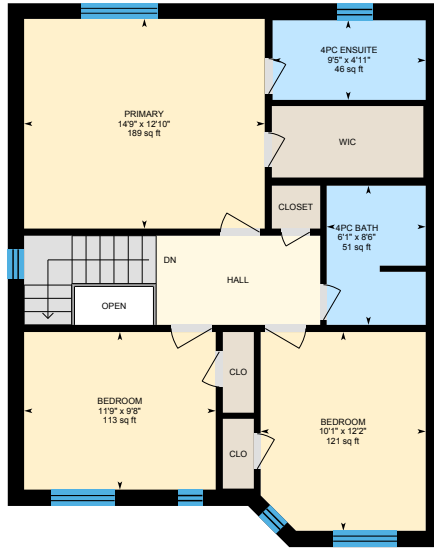
BROKERAGE INDEPENDENTLY OWNED & OPERATED

905.731.2000

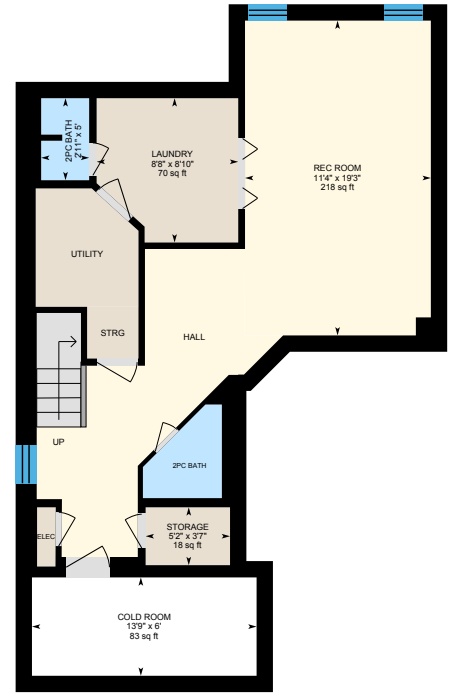
171 Marbella Road, Vaughan



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.

Elder's Mills PS

Designated Catchment School
Grades 1 to 8
120 Napa Valley Ave

ÉÉ La Fontaine

Designated Catchment School
Grades PK to 6
10110 Islington Ave

ÉS Norval-Morrisseau

Designated Catchment School
Grades 7 to 12
51 Wright St

Lorna Jackson PS

Designated Catchment School
Grades PK to 8
589 Napa Valley Ave

Emily Carr SS

Designated Catchment School
Grades 9 to 12
4901 Rutherford Rd

Other Local Schools

Melody Village Junior School
Grades PK to 8
520 Silverstone Dr

ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

St Luke Catholic Learning Centre
Grades 9 to 12
8787 Weston Rd

CATHOLIC SCHOOLS

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

St Stephen Catholic ES

Grades PK to 8
451 Napa Valley Ave

ÉÉC Le-Petit-Prince

Grades PK to 6
79 Avro Rd

Father Bressani Catholic HS

Grades 9 to 12
250 Ansley Grove Rd

St Jean de Brebeuf Catholic HS

Grades 9 to 12
2 Davos Rd

PRIVATE SCHOOLS

The private schools nearest to you are:



Montessori School of Kleinburg

Grades PK to 8
10515 Hwy 27

The Nature School at Kortright

Grades PK to 3, Ungraded
9550 Pine Valley Dr

Rock Community Christian School

Grades PK to 7
249 Clarence St

Vaughan Baptist Christian Academy

Grades 1 to 10
8274 Islington 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.

Humber Valley Parkette
282 Napa Valley Ave
 2 mins



Sunset Ridge Park
535 Napa Valley Ave
 8 mins



Napa Valley Park
80 Napa Valley Ave
 7 mins



FACILITIES WITHIN A 20 MINUTE WALK
3 Playgrounds
5 Tennis Courts
6 Basketball Courts
1 Ball Diamond
3 Sports Fields
3 Sports Courts
2 Outdoor Games Facilities
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 107 minute walk away.

Nearest Rail Transit Stop
Vaughan Metropolitan Centre Station

Nearest Street Level Transit Stop
Napa Valley Av / Montebello Av



1 min

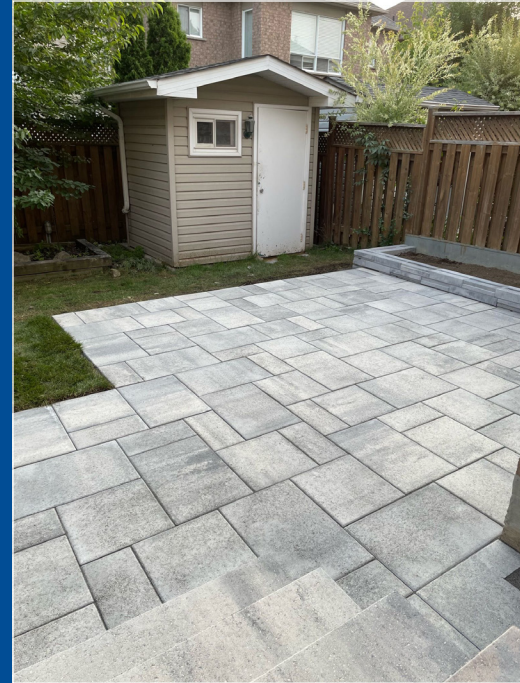
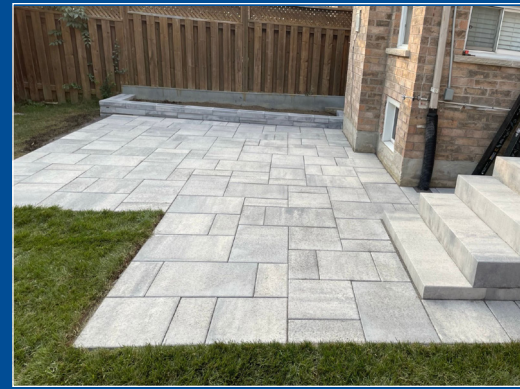
SAFETY

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 8.31 km.

Cortellucci Vaughan Hospital
3200 Major MacKenzie Dr W

Fire Station
9601 Islington Ave

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 SONOMA HEIGHTS

This Stunning 3-Bedroom Semi-Detached Home Is A Perfect Blend Of Comfort And Style. The Open Concept Design, Coupled With Renovated Flooring, Creates A Seamless Flow Through The Main Living Spaces. The Kitchen, Renovated With Modern Fixtures, Is A Chefs Dream. The Professionally Finished Basement Offers Additional Space, Ideal For Entertainment Or Relaxation. This Home Is A Testament To Quality Renovation And Tasteful Design. Enjoy The Custom Landscaped Patio And Private Yard During The Warmer Nights Just Around The Corner. Located In A Sought-After Community, Close To Schools, Parks, Walking Paths, Public Transit, Highways And Local Amenities, This Property Is A Rare Find With Very Few Options Like This Available In The Current Real Estate Market.

A Perfect Place To Call Home, Book Your Showing Today And Get Ready To Fall In Love.

All Existing Appliances: LG White French Door Fridge, Kenmore Ultra Wash White Built-In Dishwasher, Kenmore White Stove, Whirlpool Stainless Steel Built-In Microwave, LG White Washer and LG White Dryer, All Window Coverings, All Electrical Light Fixtures, Furnace, AC, CVAC, Alarm (not monitored), Garage Door Opener And Remotes, Garden Shed, Gas Line For BBQ.

Hot Water Tank 37.70+ HST/month

Lot: 30.02 ft. x 88.58 ft. | Taxes: \$4,038.49/2023

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