

WELCOME TO

178 Gar Lehman Avenue

[www.178GarLehman.com](http://www.178GarLehman.com)



ROYAL LEPAGE  
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LIFETIME MEMBER

**Shawn Zigelstein**  
Broker

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**ROYAL LEPAGE**

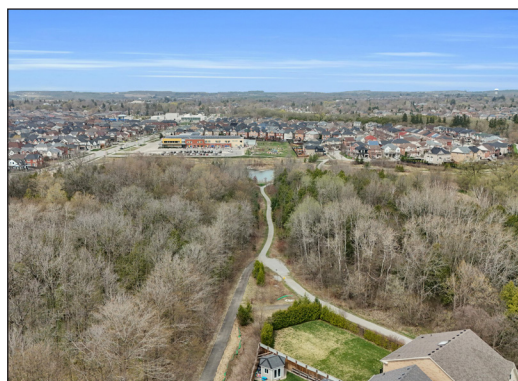
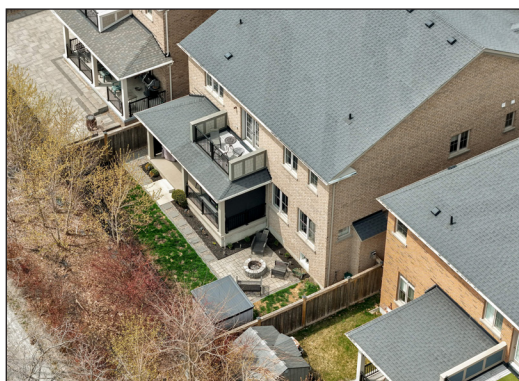
BROKERAGE INDEPENDENTLY OWNED & OPERATED

905.731.2000











# 178 Gar Lehman Avenue, Whitchurch-Stouffville

## PUBLIC SCHOOLS

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

### Wendat Village PS

Designated Catchment School  
Grades PK to 8  
99 Reeves Way Blvd

### Stouffville District SS

Designated Catchment School  
Grades 9 to 12  
801 Hoover Park 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

## CATHOLIC SCHOOLS

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

### St Brendan CS

Grades PK to 8  
751 Hoover Park Dr

### École catholique Pape-François

Grades PK to 12  
276 Sunset Blvd

### Blessed Chiara Badano CES

Grades 1 to 6  
55 Meridian Drive

### St. Katharine Drexel CHS

Grades 7 to 12  
55 Meridian Drive

## PRIVATE SCHOOLS

The private schools nearest to you are:



### MindTech Montessori School North Campus

Grades PK to 8  
1 Dickson Hill Rd

### Stouffville Christian School

Grades PK to 8  
3885 Stouffville Rd

### Country Casa Academy

Grades PK to 8  
15018 ON-48

### Cambridge Academy

Grades 9 to 12  
5873 ON-7

## 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.



### Gar Lehman Park

Gar Lehman Ave  
3 mins



### Byers Pond Park

Byers Pond Way  
11 mins



### Reeves Way Parkette

Reeves Way Blvd  
13 mins



### FACILITIES WITHIN A 20 MINUTE WALK

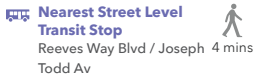
- 4 Playgrounds
- 1 Pool
- 1 Rink
- 3 Basketball Courts
- 1 Ball Diamond
- 2 Sports Fields
- 1 Community Centre
- 1 Splash Pad
- 1 Skateboard Park
- 1 Sledding Hill
- 2 Sports Courts
- 3 Trails
- 1 Fitness/Weight Room

## TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 4 minute walk away and the nearest rail transit stop is a 23 minute walk away.



**Nearest Rail Transit Stop**  
Stouffville GO



**Nearest Street Level Transit Stop**  
Reeves Way Blvd / Joseph Todd Av



4 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 8.18km.



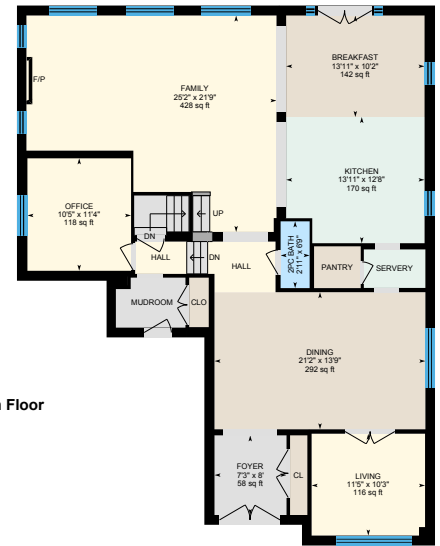
**Markham Stouffville Hospital**  
381 Church St



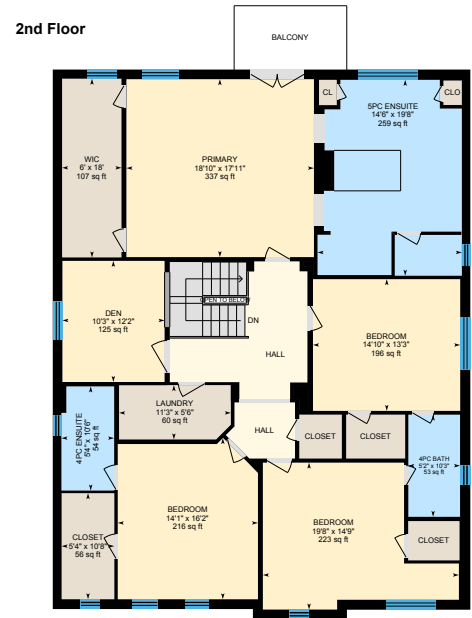
**Fire Station**  
100 Weldon Rd



**Police Station**  
111 Sandiford Drive



Main Floor



2nd Floor



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## \*\*\*A Spectacular Home In The Prestigious Prairiewood Enclave\*\*\*

Welcome To The Epitome Of Modern Luxury, Home To Just 51 Exclusive Residences Crafted By Sorbara. Spanning An Impressive 4,000+ Sq Ft, This Magnificent Property Is More Than Just A House—it's A Lifestyle Waiting For You To Embrace. Packed With Premium Upgrades And An Unbeatable Layout, This Home Is Truly Move-In Ready And Poised To Exceed Every Expectation.

Step Into The Grandeur Of This Masterpiece, Featuring Pot Lights That Illuminate The Space With Warmth And Elegance. The Custom Cabinetry Throughout The Home Marries Style And Functionality, While The Gourmet Kitchen Is A Culinary Dream Come True. From Its High-End Finishes To Its Impeccable Design, This Is Where Memories Are Made Around Meals And Laughter. Every Detail Has Been Considered, From The Coffered Ceilings That Add Architectural Beauty To The Separate Office—A Versatile Space That Can Easily Transform Into An Additional Bedroom To Suit Your Needs. The Second Floor Den Can Also Be Transformed To A Bedroom As Well, Giving You An Option For A 6 Bedroom Home! This Home Is Perfect For Entertaining With An Open Concept Space And Separate Formal Living All Available In One Fantastic Place!

With Expansive Living Spaces, This Home Is Ideal For Both Relaxation And Entertaining. The Unspoiled Basement Offers Endless Potential To Customize And Expand Your Dream Home. Escape To The Covered Back Porch, Where You Can Unwind While Overlooking Tranquil Greenspace—A Perfect Retreat For Nature Lovers. The Property Is Located Mere Moments From Top-Rated Schools, Scenic Parks, And 5KM Of Breathtaking Trails, Making It Ideal For Families Who Value Community And Outdoor Living. This Home Is Not Just A Dwelling; It's A Testament To Craftsmanship, Comfort, And Elegance. Discover The Unparalleled Charm Of Prairiewood Living, And Let This Stunning Residence Become Your Forever Haven. Don't Wait—Your Dream Home Awaits. This Is The Opportunity You've Been Waiting For!

Extras: All Existing Stainless Steel Appliances: Frigidaire Professional Double Fridge, Wolf 6 Burner Range, Built-In Pot Filler, Hoodfan, Panasonic Microwave, KitchenAid Built-In Dishwasher, Bar Fridge, Whirlpool Grey Washer, Maytag Red Dryer, All Electrical Light Fixtures, All Window Coverings, TV Mounts, Gas Fireplace, CVAC and All Related Equipment, Cold Cellar, Furnace, Water Softener, Humidifier, AC, 3 Pc Bath Rough-In in the Basement, Garage Door Opener, Garden Shed. Rental: Tankless Hot Water Tank.

Taxes: \$9,125.66 / 2024 | Lot: 50.03 Ft x 98.49 Ft

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