

WELCOME TO

178 Gar Lehman Avenue

www.178GarLehman.com



Shawn Zigelstein
Broker



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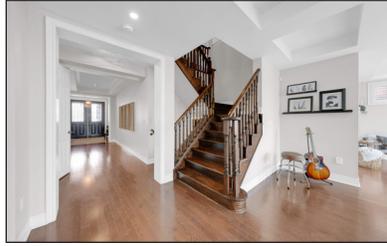
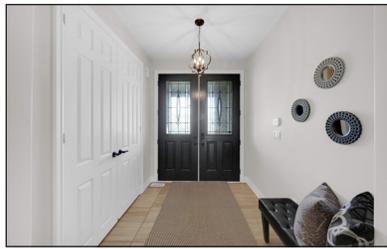
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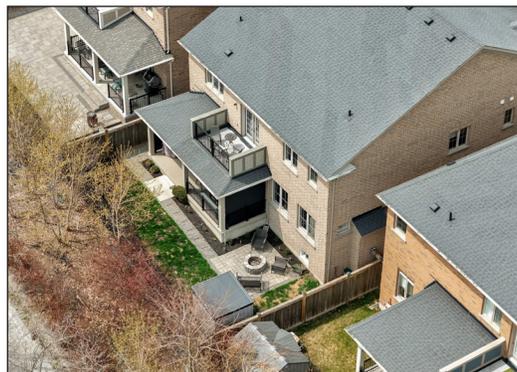
YOUR **Community** REALTY™

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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



Reeves Way Parkette
Reeves Way Blvd



13 mins



Byers Pond Park
Byers Pond Way



11 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



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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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Main Floor

2nd Floor

