

WELCOME TO

17 Rustwood Road

www.17Rustwood.com



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

Shawn Zigelstein
Broker

TEAM **ZOLD**

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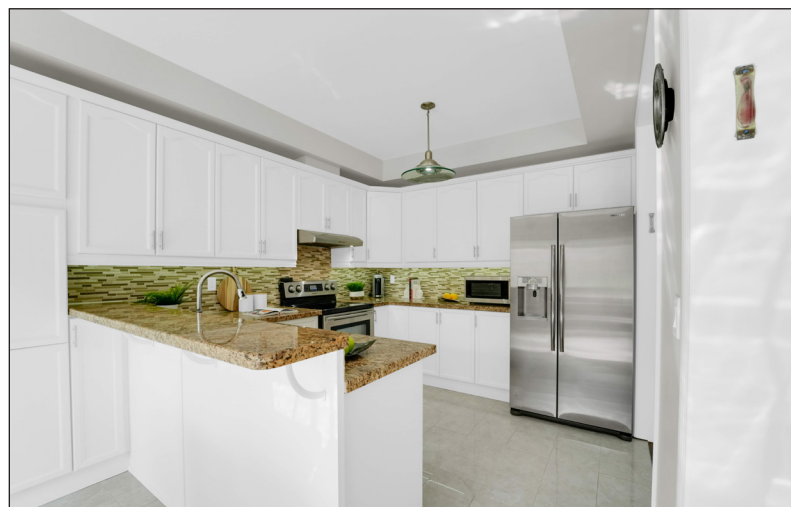
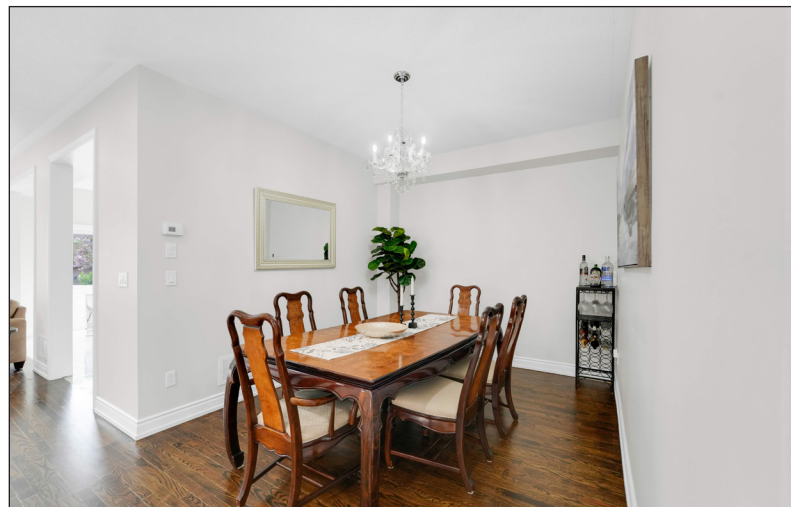
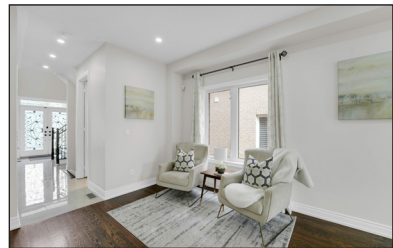
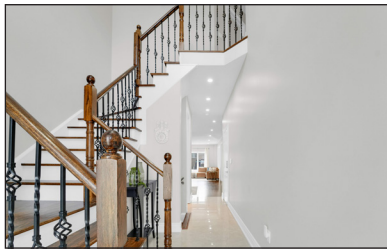
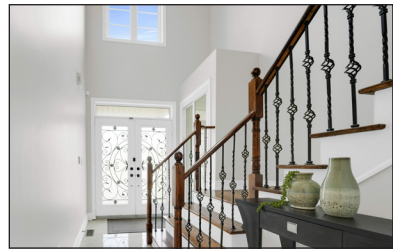
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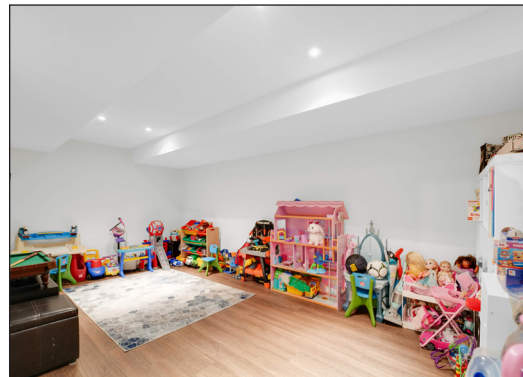
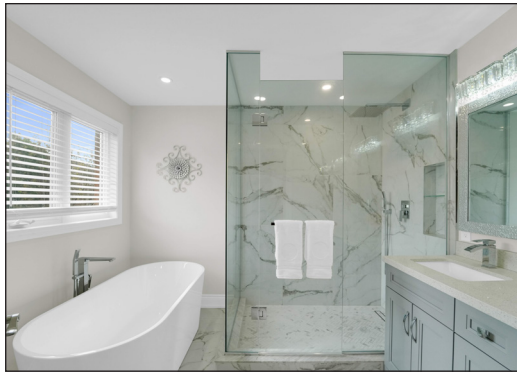
YOUR **Community**
REALTY™

ROYAL LEPAGE

BROKERAGE INDEPENDENTLY OWNED & OPERATED

905.731.2000





17 Rustwood Road, Vaughan

PUBLIC SCHOOLS

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

Carville Mills PS

Designated Catchment School
Grades PK to 8
270 Apple Blossom Dr

Académie de la Moraine

Designated Catchment School
Grades PK to 6
115 George St

ÉS Norval-Morriseau

Designated Catchment School
Grades 7 to 12
51 Wright St

Ventura Park PS

Designated Catchment School
Grades 1 to 8
121 Worth Blvd

Stephen Lewis SS

Designated Catchment School
Grades 9 to 12
555 Autumn Hill Blvd

CATHOLIC SCHOOLS

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

St Charles Garnier Catholic ES

Grades PK to 8
16 Castle Rock Dr

ÉEC Le-Petit-Prince

Grades PK to 6
79 Avro Rd

St Theresa of Lisieux Catholic HS

Grades 9 to 12
230 Shaftsbury Ave

ÉSC Renaissance

Grades 7 to 12
700 Bloomington Rd

PRIVATE SCHOOLS

The private schools nearest to you are:

Ner Israel Yeshiva

Grades PK to 12
250 Bathurst Glen Dr

Toronto Waldorf School

Grades PK to 12
9100 Bathurst St

Autumn Hill Academy

Grades PK to 3
9050 Dufferin St

RoyalCrest Academy

Grades PK to 8
9500 Dufferin St

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.



Mosswood Park
641 Thornhill Woods Dr



4 mins



Wood Valley Park
2 Marc Santi Blvd



7 mins



Miriam Segal Park
220 Apple Blossom Drive



5 mins

FACILITIES WITHIN A 20 MINUTE WALK
4 Playgrounds 3 Sports Fields
2 Tennis Courts 1 Skateboard Park
1 Volleyball Court 1 Trail
1 Ball Diamond

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 2 minute walk away and the nearest rail transit stop is a 29 minute walk away.

 **Nearest Rail Transit Stop**
Rutherford GO

 **Nearest Street Level Transit Stop**
Rutherford Rd / Blue Grouse Rd



2 mins

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 3.79km.

 **Mackenzie Richmond Hill Hospital**
10 Trench St

 **Fire Station**
9290 Keele St

 **Police Station**
171 Major Mackenzie Drive West

HoodQ

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ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

Kayla's Children Centre

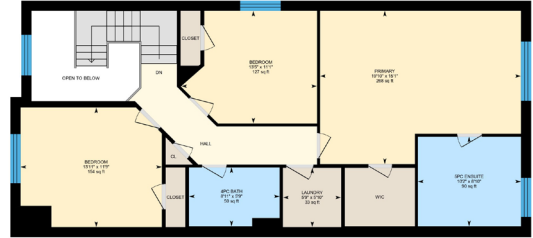
Grades PK to 8, Ungraded
36 Atkinson Ave

IAMSS Private School

Grades 1 to 8
160 Dudley Ave



1st Floor



2nd Floor



Basement (Below Grade)



Welcome To Your Dream Home In The Highly Sought-After Community Of Thornhill Woods

This Impeccably Maintained End Unit Townhome Uniquely Offers The Spaciousness And Privacy Of A Semi-Detached Home Along With The Convenience And Low-Maintenance Lifestyle Of Townhome Living. Step Inside And Be Greeted By An Expansive Open Concept Layout Where Every Detail Has Been Carefully Considered. The Bright And Airy Design Features Rich Hardwood Floors That Flow Effortlessly Throughout, Setting The Perfect Stage For Both Entertaining And Relaxed Everyday Living. The Updated Kitchen Is A Chef's Delight, Showcasing Gleaming Granite Countertops, White Cabinetry, And Top-Of-The-Line Appliances—All Bathed In Natural Light From Well-Placed Windows. Adjacent To The Kitchen, A Gas Fireplace Creates An Inviting Focal Point In The Living Area, Promising Warm Evenings Spent With Loved Ones. Designer Lighting And 9ft High Ceilings Further Accentuate The Inviting Ambiance, Making This Space One That Truly Feels Like Home. Located Off The Breakfast Area Is A Custom Stone Patio Which Increases Your Living Space Outdoors. Ascend To The Second Floor Where Convenience Intertwines With Luxury. Here, A Well-Designed Laundry Area Adds Practical Ease To Daily Living, While The Primary Bedroom Suite Offers A Tranquil Retreat. Enjoy Your Own Spa-Like Sanctuary Complete With A Lavish Bathroom Featuring A Soaker Tub, Walk-In Shower, And Heated Towel Rack. Custom Closet Organizers Complete The Suite, Ensuring Every Inch Of Space Is Maximized For Comfort And Style. The Professionally Finished Basement Expands Your Living Space Even Further. Ideal For A Home Office, Recreation Room, Or Guest Suite, This Area Features A Chic 3-Piece Bath And Separate Room For Guests Upgrades Such As An Updated Furnace, Air Conditioning System, And A Recently Renewed Roof Provide Modern Efficiency And Peace Of Mind For Years To Come. Situated In A Prime Location, This Home Is Mere Minutes From Excellent Schools, Convenient Transit Options—Including The Go Train—Vibrant Shopping Districts, Scenic Parks, And Expansive Trails. With Every Thoughtful Update And Attention To Detail, This Stunning Home Leaves You With Nothing To Do But Move In And Start Enjoying A Lifestyle Where Luxury, Convenience, And Comfort Coexist In One Of Thornhill Woods' Most Desirable Addresses.

All Existing Stainless Steel Appliances: Samsung Side-By-Side Fridge, Samsung Flat Top Stove, Hoodfan, Bosch Built-In Dishwasher, Garburator, LG White Stackable Washer and Dryer, Wall Mounted Towel Warmer In Primary Ensuite, All Window Coverings Unless Excluded, All Electrical Light Fixtures Unless Excluded, Gas Fireplace, TV Mounts, CVAC and All related attachments, Furnace, AC, Humidifier, Garage Door Opener and Remotes, RING Doorbell, Gas Line for BBQ, Roof (2022 with 30 Year transferrable warranty). Rental: Hot Water Tank.

Lot: 27.56 ft x 109.91 ft | Taxes: \$5,824.65/month

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