

WELCOME TO

1 Marotta Avenue

www.1marotta.com



Marek Kloda
Broker



TEAM **ZOLD**

Your Home • Your Life • Your Realtors

Working For You!

905.731.2000
www.teamzold.com

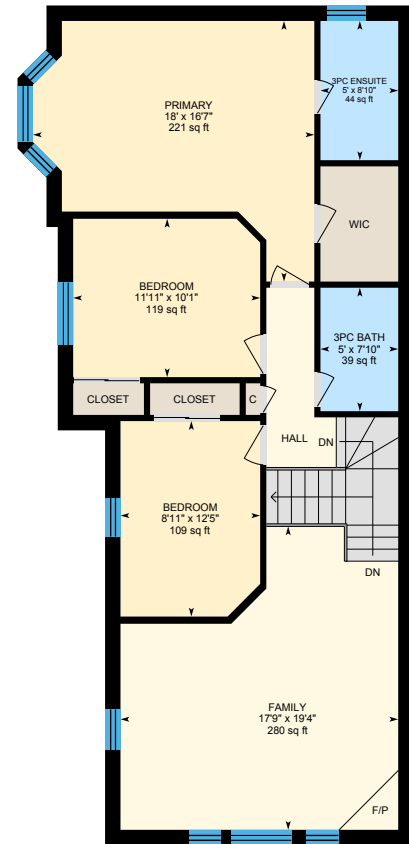
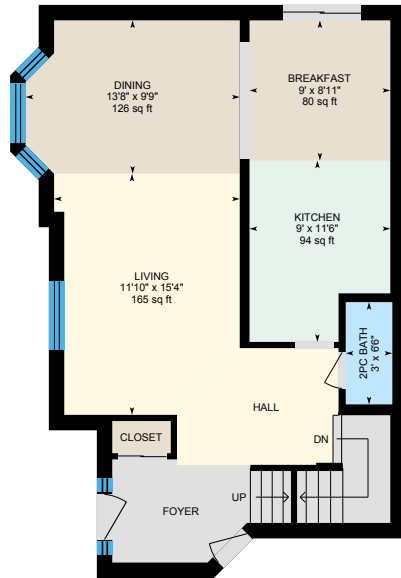


ROYAL LEPAGE
CHAIRMAN'S CLUB
NATIONAL
TOP 1%
LIFETIME MEMBER



Shawn Zigelstein
Broker

1 Marotta Ave, Brampton





PUBLIC SCHOOLS

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

Worthington PS

Designated Catchment School
Grades PK to 5
71 Worthington Ave

ÉE Carrefour des Jeunes

Designated Catchment School
Grades PK to 6
375 Centre St N

McCrimmon MS

Designated Catchment School
Grades 6 to 8
83 McCrimmon Dr

Fletcher's Meadow SS

Designated Catchment School
Grades 9 to 12
10750 Chinguacousy Rd

ÉS Jeunes sans frontières

Designated Catchment School
Grades 7 to 12
7585 Financial Dr

ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

Green Apple Alternative School

Grades 9 to 12
5 Brisdale Dr

CATHOLIC SCHOOLS

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

Guardian Angels Catholic ES

Grades PK to 8 (Assigned)
62 Heatherdale Dr

ÉEC Sainte-Jeanne-d'Arc

Grades PK to 6 (Assigned)
25 Laurelcree St

St Roch Catholic SS

Grades 9 to 12 (Assigned)
200 Valleyway Dr

ÉSC Sainte-Famille

Grades 7 to 12 (Assigned)
1780 Meadowvale Blvd

PRIVATE SCHOOLS

The private schools nearest to you are:



Applewood Academy and Daycare

Grades PK to 5
333 Fairhill Ave

Montessori Leaders School

Grades PK to 6
20 Red Maple Dr

Walden International School

Grades K to 6
1030 Queen St W

XYNA International High School

Grades 9 to 12
60 Gillingham Dr

PARKS & REC.

This home is located in park heaven, with 4 parks and 7 recreation facilities within a 20 minute walk from this address.



Blue Lake Parkette

Marotta Ave



2 min

Lake Louise Park

Lake Louise Dr



7 min

James & Edna Davis Park

Crystal Glen Crescent & Roundstone Drive



8 min

FACILITIES WITHIN A 20 MINUTE WALK

4 Playgrounds
1 Trail

2 Basketball Courts

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 19 minute walk away.



Nearest Rail Transit Stop

Mount Pleasant GO

19 min



Nearest Street Level Transit Stop

Williams Pky W at Pertosa Dr

3 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station, a fire station, and a hospital within 9.34km.



William Osler Health System - Brampton Civic Hospital

2100 Bovard Dr E



Fire Station

10530 Creditview Rd.



Police Station

1050 Sandalwood Pkwy. W.

CONVENIENCE

Daily errands are quick and easy in this neighbourhood, with 4 amenities within a 9 minute walk from this home.



Coffee



Gym



Grocery



Gas Station

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.



THIS IS THE ONE!!! PRIME LOCATION!!!

Beautiful, Bright & Spacious, Corner Lot Detached Home in Brampton Located in Walking Distance to Parkette & Shopping Plazas, Featuring Open Concept Main Floor, Galley Kitchen w/Breakfast Area & Walk-Out to Extra Large Backyard, Award Winning Landscaping!!! Master Bedroom With Walk-In Closet, Extra Large Family Room with Gas Fireplace Above Garage!!! Unspoiled Basement Waiting for Your Creative Side to Have It Converted into Entertainer's Dream! Only Few Minutes from Schools and HWY 407!!! Do Not Miss This Lovely Home!

Extras:

All Electrical Light Fixtures, All Window Coverings, Brand New Stainless Steel Appliances (French Door LG Fridge with Bottom Freezer, GE Flat Top Stove, Frigidaire Built-In Dishwasher, Broan Range Hood) Upgraded Light Fixtures. DuoVac Central Vac, Basement Rough-in, Furnace, A/C!!!

Lot: 72.87 Ft x 105.05 Ft | Taxes: \$4,745.96/2021

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