

WELCOME TO

# 211 Roadhouse Blvd

[www.211Roadhouse.com](http://www.211Roadhouse.com)



**Marek Kloda**  
Broker



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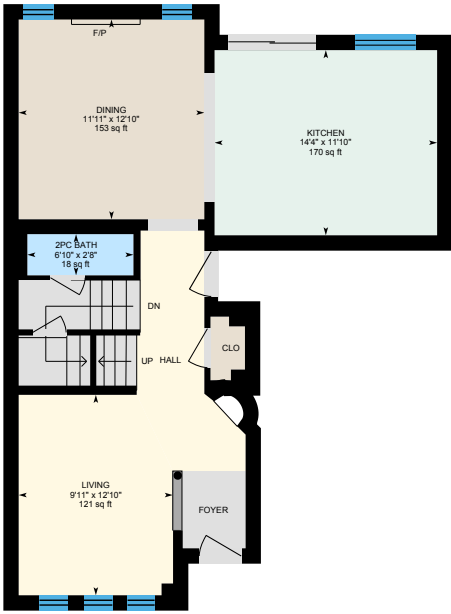
ROYAL LEPAGE  
**CHAIRMAN'S CLUB**  
NATIONAL TOP 1%  
LIFETIME MEMBER



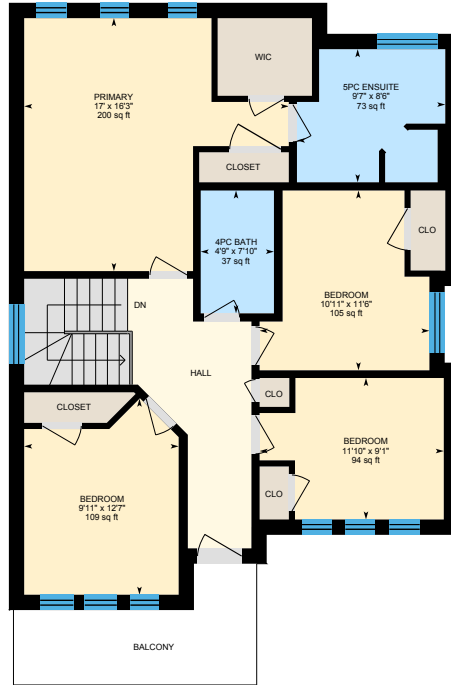
**Shawn Zigelstein**  
Broker



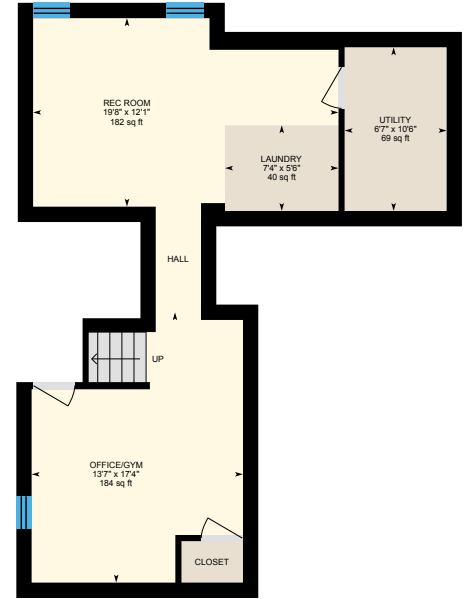
# 211 Roadhouse Blvd, Newmarket



Main 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.

### Phoebe Gilman PS

Designated Catchment School  
Grades PK to 8  
145 Harvest Hills Blvd

### Dr John M Denison SS

Designated Catchment School  
Grades 9 to 12  
135 Bristol Rd

### Poplar Bank PS

Designated Catchment School  
Grades 2 to 8  
400 Woodspring Ave

### 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.

### Canadian Martyrs Catholic ES

Grades PK to 8 (Assigned)  
170 London Rd

### ÉÉC Jean-Béliveau

Grades PK to 6 (Assigned)  
19300 2nd Concession Rd

### Sacred Heart Catholic HS

Grades 9 to 12 (Assigned)  
908 Lemar Rd

### ÉSC Renaissance

Grades 7 to 12 (Assigned)  
700 Bloomington Rd

## PRIVATE SCHOOLS

The private schools nearest to you are:



### Pickering College

Grades PK to 12  
16945 Bayview Ave

### King Christian School

Grades K to 8  
19740 Bathurst St

### Country Garden Montessori Academy

Grades PK to 12  
601 Newpark Blvd

### Newmarket & District Christian Academy

Grades K to 8  
221 Carlson Dr

## 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.



### Harvest Hills Park

531 Woodspring Ave



4 min



### Peggy's Wood Park

2 Nature Way Crescent



8 min



### Bonshaw Avenue Park

126 Bonshaw Ave



8 min

### FACILITIES WITHIN A 20 MINUTE WALK

4 Playgrounds      4 Sports Fields  
2 Basketball Courts      1 Splash Pad  
2 Trails      1 Picnic Facilities  
1 Multi-Use Pad      1 Amphitheatre



## 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 39 minute walk away.



### Nearest Rail Transit Stop

Newmarket GO



### Nearest Street Level Transit Stop

Woodspring Av /  
Aspenwood Dr



4 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 3.68km.



### Southlake Regional Health Centre

596 Davis Dr



### Fire Station

125 McCaffrey Rd



### Police Station

240 Prospect Street

## CONVENIENCE

This home is located near everyday amenities to make your daily errands easier.



### Coffee



### Gym



### Grocery



### Gas Station



# HoodQ

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Spectacular, Modern 4 Bedroom Detached Home With over \$100K Of Elegant Style Upgrades In Woodland Hills Area Of Newmarket! Spacious & Bright Open Concept Kitchen With Island, Quartz Countertops And Stainless-Steel Appliances Leading To Open Living Room With Wainscotting, Gas Fireplace & Entrance To Professionally Interlocked Backyard, Hardwood Floors On Main Laminate Upstairs, Closet Organizers, Freshly Painted, Modern Light Fixtures Throughout, Upgraded Bathrooms, New Mirrors Light Fixtures, Wall Panels, Faucets & Vanities, Soaker Tub In Primary Ensuite, 2014 Professionally Finished Basement With Electric Fireplace, Potlights, Built-In Office/Exercise Room & Basement Laundry, Ceiling Fans And More!!!

Enjoy Spectacular Sunsets And Park Views From Your Porch Or Balcony!

Centrally Located Near Upper Canada, All Shopping!!! Across From Park/Bike Riding Trails/Forest/Winter Skating Pond & French Emerson School! Few Minutes From Schools And HWY 400 & 404!!! Do Not Miss This Lovely Home!

### Extras:

All Electrical Light Fixtures (Upgraded/Modern Light Fixtures), All Window Coverings, All Existing Stainless Steel Appliances: French Door Samsung Fridge with Bottom Freezer, GE Convection Flat Top Oven, Whirlpool Built-In Dishwasher, Range Hood; Front Load Samsung Washer & Dryer; Furnace, AC, CVAC, Gas BBQ Hook-Up, Gas Fireplace in Living Room and Electric Fireplace in Basement.

Exclusions: All TVs & Wall Mounts, Basement Freezer, Shelving in the House

Rental: Hot Water Tank

Lot: 36.09 Ft x 80.43 Ft (Irregular) | Taxes: \$4,816.61/ 2021

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