

WELCOME TO

*22 Clarissa Drive #407*



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

**Shawn Zigelstein**  
Broker

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YOUR **Community**<sup>™</sup>  
REALTY

**ROYAL LEPAGE**

BROKERAGE INDEPENDENTLY OWNED & OPERATED

# 22 Clarissa Drive #407, Richmond Hill





## PUBLIC SCHOOLS

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

### Walter Scott PS

Designated Catchment School  
Grades PK to 8  
500 Major Mackenzie Dr E

### Michaëlle Jean PS

Designated Catchment School  
Grades 1 to 3  
320 Shirley Dr

### Alexander MacKenzie HS

Designated Catchment School  
Grades 9 to 12  
300 Major MacKenzie Dr W

### Beverly Acres PS

Designated Catchment School  
Grades 4 to 8  
283 Neal 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

## ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

### YRDSB Continuing Education

Grades 9 to 12  
11160 Yonge St



## CATHOLIC SCHOOLS

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

### St Joseph Catholic ES

Grades PK to 8 (Assigned)  
301 Roney Ave

### ÉÉC Le-Petit-Prince

Grades PK to 6 (Assigned)  
79 Avro Rd

### Our Lady Queen of the World Catholic Academy

Grades 9 to 12 (Assigned)  
10475 Bayview Ave

### ÉSC Renaissance

Grades 7 to 12 (Assigned)  
700 Bloomington Rd



## PRIVATE SCHOOLS

The private schools nearest to you are:



### Quantum Academy

Grades 1 to 12  
9555 Yonge St

### Richmond Hill Montessori Elementary School

Grades PK to 8  
189 Weldrick Rd E

### Discovery Academy

Grades K to 12  
10030 Yonge St

### Jingbao Bilingual Montessori School

Grades PK to 3  
265 16th Ave

## PARKS & REC.

This home is located in park heaven, with 4 parks and 8 recreation facilities within a 20 minute walk from this address.



### Vanderburgh Park

Bluesky Crescent and Nightstar Dr



5 min



### German Mills Creek

Weldrick Road East



6 min



### Hillsview Park

Church St S and Sunshine Dr.



7 min

### FACILITIES WITHIN A 20 MINUTE WALK

- 2 Playgrounds
- 2 Basketball Courts
- 1 Trail
- 1 Sports Field
- 1 Ball Diamond
- 1 Picnic Facilities



## 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 18 minute walk away.



### Nearest Rail Transit Stop

Richmond Hill GO



18 min



### Nearest Street Level Transit Stop

Weldrick Rd / Church St



2 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 1.56km.



### Mackenzie Richmond Hill Hospital

10 Trench St



### Fire Station

191 Major Mackenzie Drive West



### Police Station

171 Major Mackenzie Drive West

## CONVENIENCE

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



### Coffee



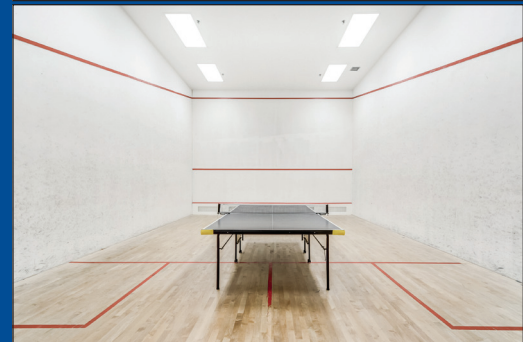
### Gym



### Grocery



### Gas Station



HoodQ

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## \*\*\*WELCOME TO THE GIBRALTAR BY TRIDEL\*\*\*

This Exclusive Richmond Hill Landmark Building Is One Of The Best Managed Condo Complexes In The Area. The West Facing View From The Unit Is Stunning To Watch The Evening Sunsets, And Relax On The Family Sized Balcony. The Split Bedroom Layout For This Unit Leaves You With Great Living Space Which Is Perfect For Entertaining. Some Great Renos Done And The Unit Shows 10++ Just Pack Your Bags And Get Ready To Move. A Close Walk To Shopping, Parks, Trails, Public Transit, And So Many More Great Amenities.

### Extras:

All Electrical Light Fixtures, All Window Coverings, All Existing Appliances:  
White Kenmore Oven, White Kenmore Microwave, White Kenmore Fridge,  
Whirlpool Stackable White Washer And Dryer.

Maintenance Fee: \$869.50/month | Taxes: 2,822.52/2022

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