

22 Ulson Drive | RICHMOND HILL

SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



Kettle Lakes PS

Designated Catchment School
Grades PK to 8
62 Kingshill Rd

Windham Ridge PS

Designated Catchment School
Grades 1 to 8
32 Red Cardinal Trail

King City SS

Designated Catchment School
Grades 9 to 12
2001 King Rd

ÉS Norval-Morrisseau

Designated Catchment School
Grades 7 to 12
51 Wright St

Académie de la Moraine

Designated Catchment School
Grades PK to 6
115 George 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.



Sweet Grass Hill Park & School Grounds

Augustine Ave and Dietzman Ct
4 mins



Groewood Park

Groewood St. and Dairy Ave.
10 mins



FACILITIES WITHIN A 20 MINUTE WALK

- 2 Playgrounds
- 3 Tennis Courts
- 12 Basketball Courts
- 3 Sports Fields
- 1 Splash Pad
- 1 Golf Course
- 2 Sports Courts
- 1 Driving Range
- 2 Trails
- 1 Arts/Performance Facility

Bathurst Glen Golf Club

12481 Bathurst Street
10 mins



TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away and the nearest rail transit stop is a 57 minute walk away.

Nearest Rail Transit Stop

King City GO

Nearest Street Level Transit Stop

Kingshill Rd / Brockdale St 1 min

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 7.26km.

Mackenzie Richmond Hill Hospital

10 Trench St

Fire Station

13067 Yonge Street

Police Station

100 Bloomington Road



Scan to view more information!



Call me for more information on this beautiful home!



Shawn Zigelstein
Broker

289-GET-ZOLD

office 416.443.0300

65B West Beaver Creek Rd - 2nd Floor
Richmond Hill, ON L4B 1K4

Not intended to solicit those currently under contract with another brokerage.

Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility.

22 Ulson Drive

Discover This Meticulously Maintained Brookfield Built Linked Semi-Detached Corner-Lot Home In The Heart Of Prime Oak Ridges

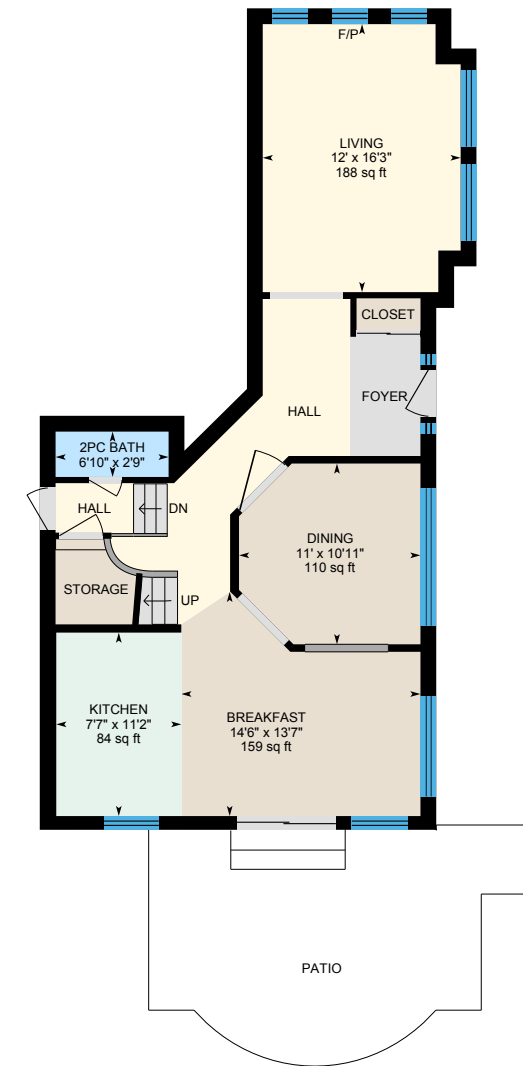
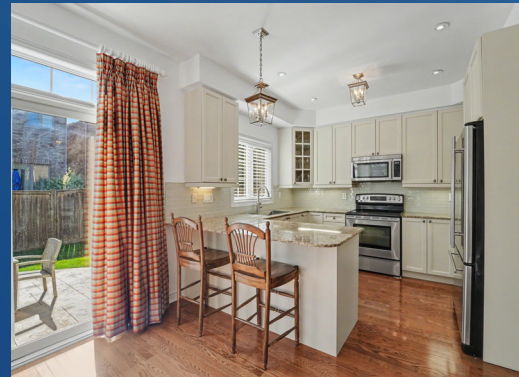
Proudly Cared For By Its Original Owner. Set On One Of The Largest West-Facing, Fully Fenced Lots In The Area, This Rare Property Offers Exceptional Outdoor Space, Incredible Privacy, And All-Day Sun—Perfect For Families And Entertainers.

The Interior Is Bright, Open, And Thoughtfully Designed, Featuring 9-Ft Ceilings On The Main Floor And An Impressive 12-Ft Ceiling In The Family Room That Creates A Dramatic, Airy Atmosphere. Sunlight Streams Through The Abundant Windows, Showcasing The Home's Warmth And Meticulous Upkeep. The Gourmet Kitchen Is A True Highlight, Complete With Top-Of-The-Line Stainless Steel Appliances, Granite Counters, Under-Valance Lighting, Pot Lights, And A Full Breakfast Bar Ideal For Casual Meals And Hosting. Upstairs, Enjoy Three Generous Bedrooms, All Updated With Brand-New Hardwood Flooring For A Fresh, Modern Feel.

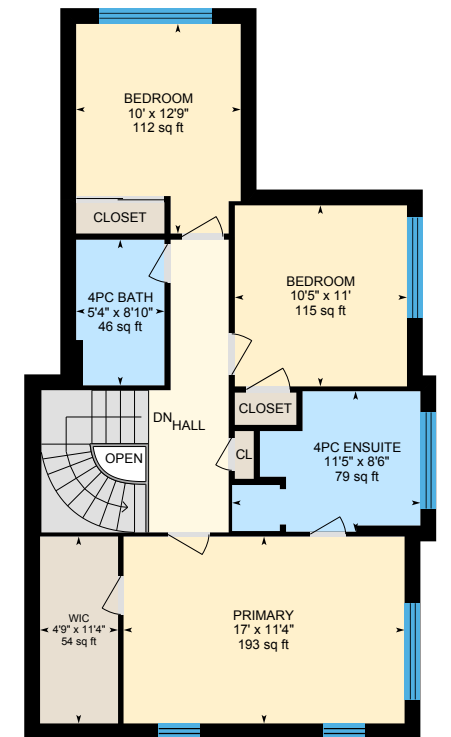
Outside, The Patterned Concrete Walkway And Patio Elevate The Curb Appeal And Provide A Beautiful Setting For Outdoor Living. Major Updates Include A Roof With Lifetime-Warranty Shingles, Offering Long-Term Peace Of Mind. Perfectly Situated Close To Scenic Walking Trails, Neighbourhood Parks, And Excellent Schools, This Home Delivers The Full Oak Ridges Lifestyle—Nature, Convenience, And Community All At Your Doorstep.

A Rare Combination Of Lot Size, Natural Light, Premium Finishes, And Pride Of Ownership. Homes Like This Don't Come Up Often.

22 Ulson Drive



1st Floor
Exterior Area 926.18 sq ft



2nd Floor
Exterior Area 909.88 sq ft