

237 Karl Rose Trail | NEWMARKET

SCHOOLS

With good assigned and local public schools near this home, your kids can thrive in the neighbourhood.



Alexander Muir PS

Designated Catchment School
Grades PK to 8
75 Ford Wilson Blvd

Dr John M Denison SS

Designated Catchment School
Grades 9 to 12
135 Bristol Rd

Poplar Bank PS

Designated Catchment School
Grades 3 to 8
400 Woodspring Ave

ÉS Norval-Morrisseau

Designated Catchment School
Grades 7 to 12
51 Wright St

PARKS & REC.

This home is located in park heaven, with 4 parks and 9 recreation facilities within a 20 minute walk from this address.



Northwest Quadrant Woodlot

204 Woodspring Ave
3 mins



Environmental Park

332 Woodspring Ave
9 mins



Woodland Hill Labyrinth Park

45 Ford Wilson Boulevard
6 mins



FACILITIES WITHIN A 20 MINUTE WALK

3 Playgrounds

4 Trails

1 Arts/Performance Facility



Scan to view more information!

www.237KarlRose.com



Call us for more information on this beautiful home!

237 Karl Rose Trail

Stunning Upgraded 4-Bedroom Home In Highly Sought-After Woodland Hills – Steps To Upper Canada Mall!
Beautifully Maintained Family Home With Over \$50,000 In Upgrades Featuring Hardwood Floors, Elegant Wainscoting, Crown Moulding, And A Grand Double-Door Entry. The Spacious Layout Includes A Formal Dining Room With Coffered Ceiling, A Bright Open-Concept Kitchen With Granite Countertops, Marble Backsplash, Extended Cabinetry, Pantry And Stainless Steel Appliances, And A Sunny Breakfast Area With California Shutters And Walk-Out To A 16' X 16' Deck Overlooking A Beautifully Landscaped Backyard.

The Inviting Family Room Offers A Gas Fireplace, Custom Built-Ins, And Angstrom Speaker System. Upstairs Features Four Spacious Bedrooms Including A Luxurious Primary Retreat With A 5-Piece Ensuite And Walk-In Closet With Built-In Organizers.

Additional Upgrades Include Sheer Blinds, Upgraded Lighting, Updated Powder Room, Central Vacuum, Direct Garage Access, And A Charming Covered Front Porch.

Walk To Schools, Parks, Shopping, And GO Bus. Minutes To Upper Canada Mall, Costco, Restaurants And Major Commuter Routes.

A rare opportunity in one of Newmarket's most desirable neighbourhoods.





Your Home • Your Life • Your Realtors



Shawn Zigelstein
Broker

Marek Kloda
Broker

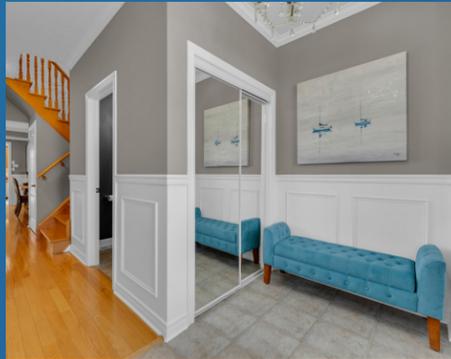
289-GET-ZOLD | office 416.443.0300 | **289-536-4059**

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

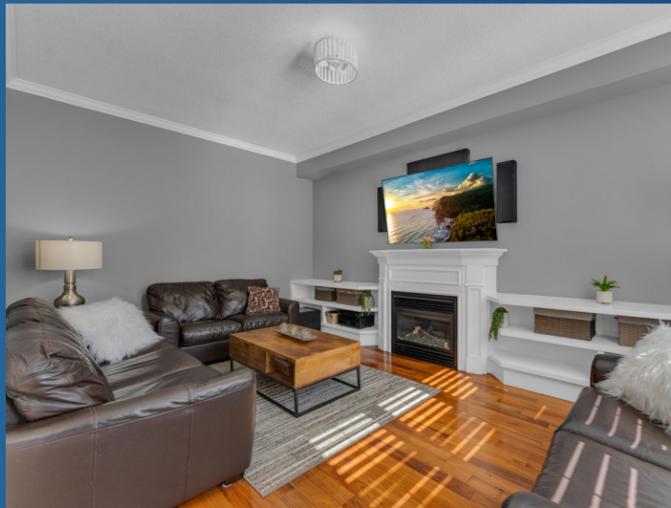
Not intended to solicit those currently under contract with another brokerage.

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.

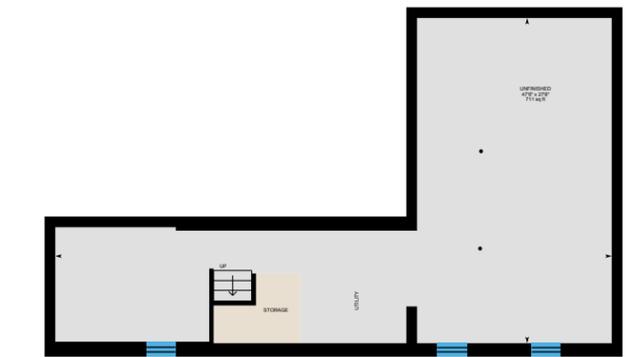
237 Karl Rose Trail



Main Floor



2nd Floor



Basement (Below Grade)



INCLUDED:

All Existing Stainless Steel Appliances: LG Flat Top Stove, LG Over Range Microwave, Maytag Built-In Dishwasher, LG French Door Fridge; Maytag Front Load Washer and Samsung Dryer, All Electrical Light Fixtures, All Existing Window Coverings, Primary Bedroom Closet Organizers, Furnace, AC, Garage Door Opener with 2 Remotes, BBQ

Rental: Hot Water Tank

Property Taxes: \$5,804.64 / 2025