

WELCOME TO

24 Breakwater Drive

www.24Breakwater.com



Sarah Norris
Sales Representative



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

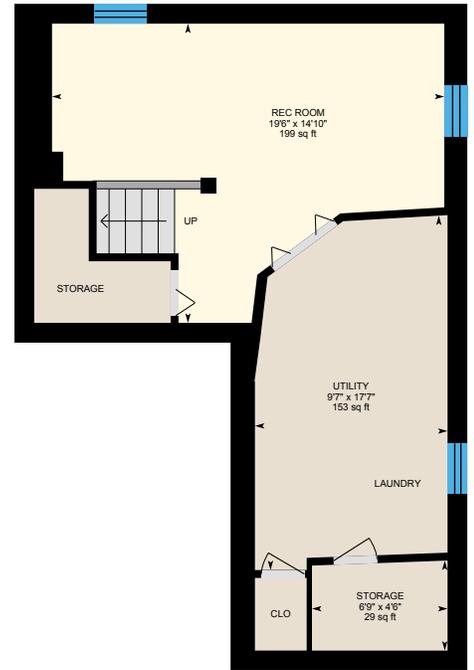
24 Breakwater Drive, Whitby



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.

Whitby Shores PS

Designated Catchment School
Grades PK to 8
485 Whitby Shores Greenway

É Éléonore Maillet

Designated Catchment School
Grades PK to 6
615 Ridgeway Ave

ÉS Ronald-Marion

Designated Catchment School
Grades 7 to 12
2235 Brock Rd

Julie Payette PS

Designated Catchment School
Grades PK to 8
300 Garden St

Henry Street HS

Designated Catchment School
Grades 9 to 12
600 Henry St

CATHOLIC SCHOOLS

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

St. Marguerite d'Youville Catholic School

Grades PK to 8 (Assigned)
250 Michael Blvd

ÉÉC Jean-Paul II

Grades PK to 6 (Assigned)
1001 Hutchison Ave

All Saints Catholic SS

Grades 7 to 12 (Assigned)
3001 Country Ln

ÉSC Saint-Charles-Garnier

Grades 7 to 12 (Assigned)
4101 Baldwin St S

PRIVATE SCHOOLS

The private schools nearest to you are:



Hatch House Montessori

Grades PK to 8
301 Byron St S

Blyth Academy - Whitby

Grades 6 to 12
209 Dundas St E

Kendalwood Montessori & Elementary School

Grades PK to 8
104 Consumers Dr

Trafalgar Castle School

Grades 4 to 12
401 Reynolds 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.



Portage Park

20 Portage Trail



3 min

Iroquois Beach Park

731 Gordon Street



13 min

Suse Eggert Park

10 Eggert Court



5 min

FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|---------------------|-----------------|
| 1 Playground | 8 Sports Fields |
| 2 Basketball Courts | 1 Splash Pad |
| 3 Ball Diamonds | 3 Trails |
| 1 Multi-Use Pad | 1 Beach |

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 8 minute walk away and the nearest rail transit stop is a 23 minute walk away.

 **Nearest Rail Transit Stop**
Whitby GO

 **Nearest Street Level Transit Stop**
Victoria Eastbound at Seaboard Gate



8 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 5.42km.

 **Lakeridge Health - Ajax Pickering Hospital**
580 Harwood Ave S

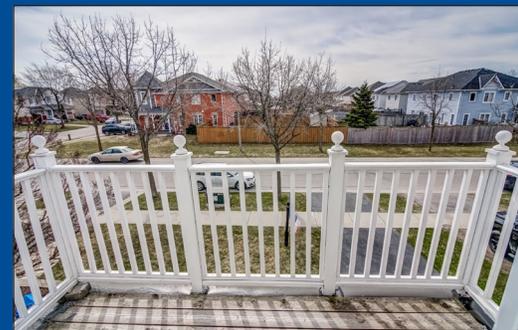
 **Fire Station**
1501 Brock Street South

 **Police Station**
1301 Henry St

CONVENIENCE

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

 **Coffee**  **Gym**
 **Grocery**  **Gas Station**



HoodQ

Disclaimer: These materials have been prepared for shawn@reanworld.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, however caused.

****GREAT LOCATION**LOVELY HOME**EXCELLENT NEIGHBOURHOOD****

WELCOME TO THE HIGHLY DESIRED NEIGHBOURHOOD OF WHITBY SHORES

This Lovely, Detached Home Boasts 9 Foot Ceilings With Hardwood Throughout The Open Concept Living And Dining Areas.

Excellent Cabinet Space In The Kitchen, With Newer Quartz Counters. Walkout From The Dining Area Into

The Fully Fenced Backyard With Perennial Gardens And A Gazebo For The Perfect Relaxing And Dining Experience.

Upstairs, There Are 3 Large Bedrooms, With A Primary Bedroom 4pc-Ensuite And Walk-In Closet. Enjoy Your Coffee,

Reading Or Just Taking In The Neighbourhood From Your Second Floor Balcony.

The Basement Includes The Perfect Family Room, With Ample Storage Throughout. You're A Block Away From Portage Park,

And A Few Blocks From The Great Waterfront Trail, Iroquois Beach, And Whitby Yacht Club. Close To Numerous Amenities,

Including Excellent Schools, Shopping, Iroquois Sports Center, Go Train, Hwy 401 & Hwy 412.What A Perfect Home!

Extras:

All Existing Appliances: Stainless Steel Samsung Refrigerator, White Inglis Stove, White Kenmore Rangehood/Microwave, White Built-In GE Dishwasher; GE Washer & Dryer; All Electrical Light Fixtures, All Window Coverings; Garage Door Opener & 2 Remotes; Cabinet in Basement Rec Room; Backyard Gazebo & Curtains; Swing Set, BBQ, & Shed.

Rental: Hot Water Tank, A/C.

Lot: 31.69 Ft x 109.91 Ft | Taxes: \$4749.84/2021

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