

# 280 Paradelle Drive #70

[www.280Paradelle.com](http://www.280Paradelle.com)



ROYAL LEPAGE  
**CHAIRMAN'S CLUB**  
NATIONAL TOP 1%  
2012-2020

**Shawn Zigelstein**  
Broker

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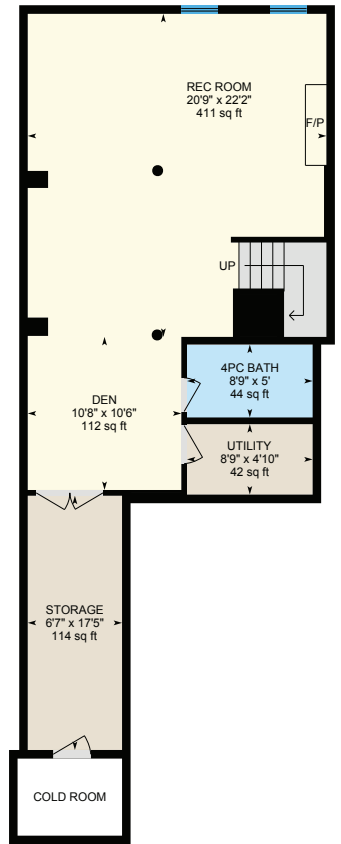
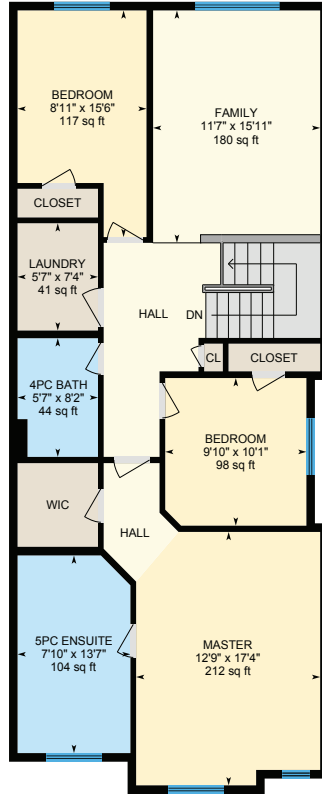
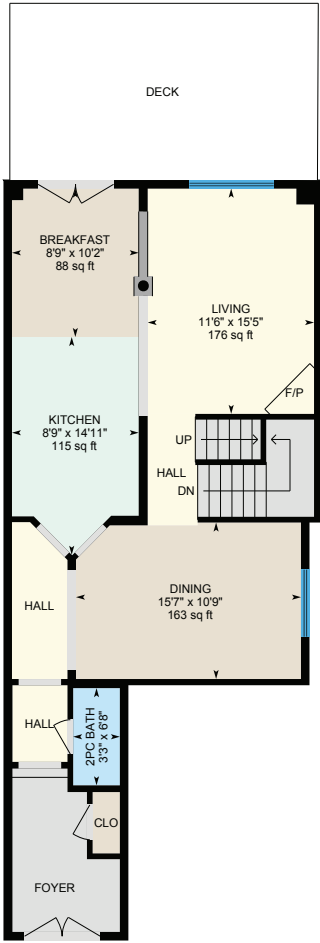
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Your **Community**<sup>™</sup>  
REALTY

**ROYAL LEPAGE**

BROKERAGE INDEPENDENTLY OWNED & OPERATED

# 280 Paradelle Drive #70, Richmond Hill





## PUBLIC SCHOOLS

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

### Lake Wilcox PS

Designated Catchment School  
Grades PK to 8  
80 Wildwood Ave

### Académie de la Moraine

Designated Catchment School  
Grades PK to 6  
115 George St

### É.S. Norval-Morriseau

Designated Catchment School  
Grades 7 to 12  
51 Wright St

## ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

### Dr. Bette Stephenson Centre for Learning

Grades 9 to 12, Adult  
36 Regatta Ave



## CATHOLIC SCHOOLS

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

### Our Lady of the Annunciation Catholic ES

Grades PK to 8 (Assigned)  
30 Bayswater Ave

### St. Joseph Catholic ES

Grades 1 to 8 (Assigned)  
2 Glass Dr

### É.É.C. Saint-Jean

Grades PK to 6 (Assigned)  
90 Walton Dr

### Cardinal Carter Catholic SS

Grades 9 to 12 (Assigned)  
210 Old Bloomington Rd

## PRIVATE SCHOOLS

The private schools nearest to you are:



### Eureka Montessori

Grades PK to 3  
13345 Yonge St

## PARKS & REC.

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



### Fiddlehead Parkette

Paradelle Drive & Worthington Avenue



1 min

### Worthington Parkette

Worthington Ave and Wood Rim Dr



11 min

### Fontainebleu Park

Bloomington Rd. and Worthington Ave



4 min


### FACILITIES WITHIN A 20 MINUTE WALK

2 Playgrounds 2 Tennis Courts  
2 Basketball Courts 2 Trails

## 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 56 minute walk away.

 **Nearest Rail Transit Stop**  
Aurora GO

 **Nearest Street Level Transit Stop**  
Worthington Av / Paradelle Dr



1 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 10.47km.

 **Mackenzie Richmond Hill Hospital**  
10 Trench St

 **Fire Station**  
13067 Yonge Street

 **Police Station**  
100 Bloomington Road

## 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 HOME TO EXECUTIVE LIVING IN PRESTIGIOUS FONTAINBLEU\*\*\*

This Linked Home Is Only Attached By The Garage And Has Been Tastefully Updated And Renovated And Shows 10++. Rare Unit Backing To Protected Conservation Land With A Private Back Yard Oasis That's A Great Spot To Spend A Great Morning With Your Coffee Or Summer Evenings Relaxing With A Nice Glass Of Wine. 5 Minutes To The New Go Train Station And A Walk To Trails, Lake Wilcox, Schools, & More.

EXTRAS: All Existing Appliances: Bosch Stainless Steel Dishwasher (2021), Kitchen Aid Stainless Steel Front Door Fridge, Kitchen Aid Stainless Steel Flat Top Slide-in Stove, Arda Stainless Steel Hood Fan, Samsung Washer and Dryer. All Electric Light Fixtures, All Custom Window Coverings, New Tiles In Main Foyer, Renovated Powder Room, New Kitchen Cabinet Doors, Backsplash, Granite Countertops, Oak Staircase With Wrought Iron Pickets, Refinished Hardwood Floors (2020), Renovated Main Bathroom and Master Ensuite, New Deck, Garden Shed In Backyard, LED Potlights, Two Gas Fireplaces, Nest Doorbell, Nest Thermostat, Storage Cupboards in Basement, New Garage Door, Garage Door Opener and Remotes, CVAC and all attachments, Gas Line for BBQ, Awning, Furnace, Humidifier, A/C, Gate to Ravine.

EXCLUDED: TVs & Mounts in Family Room and Basement, Fridge & Freezer in Basement, Outdoor Speakers.

RENTAL: Hot Water Tank.

Lot Size: \$4,826.46/2020

Maintenance Fees: \$207.25/month (includes: water, garbage pickup, street snow removal)