

WELCOME TO

*28 Payne Cres.*

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**Marek Kloda**  
Broker



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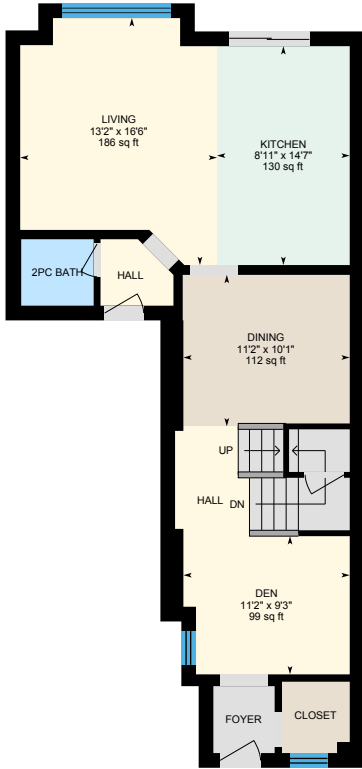
ROYAL LEPAGE  
**CHAIRMAN'S CLUB**  
NATIONAL TOP 1%  
LIFETIME MEMBER



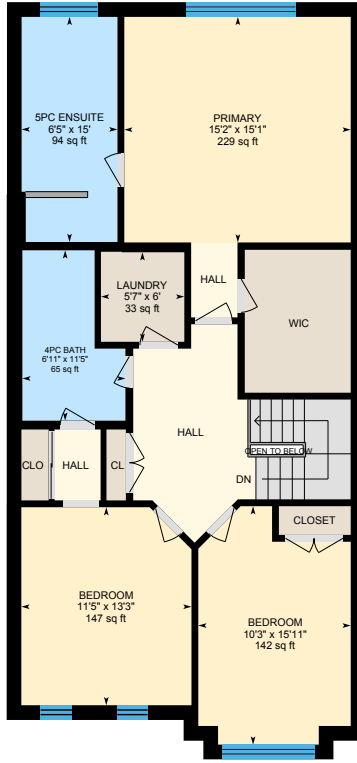
**Shawn Zigelstein**  
Broker



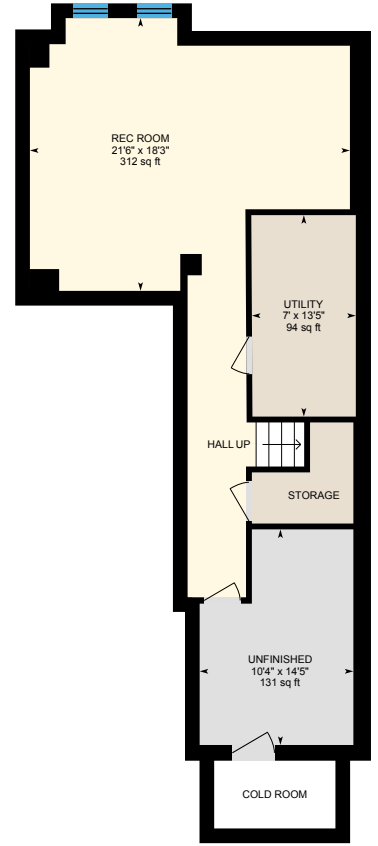
# 28 Payne Cres, Aurora



Main Floor



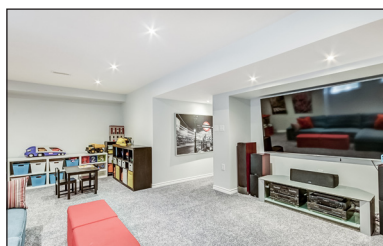
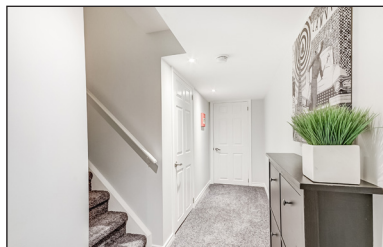
2nd Floor



Basement (Below Grade)









## PUBLIC SCHOOLS

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

### Rick Hansen PS

Designated Catchment School  
Grades PK to 8  
490 Mavrinac Blvd

### 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

### Northern Lights PS

Designated Catchment School  
Grades PK to 8  
40 Bridgenorth Dr

### Dr. G.W. Williams SS

Designated Catchment School  
Grades 9 to 12  
39 Dunning Ave

## ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

### The Lighthouse Learning and Development

Grades K to 12  
219 Old Yonge St



## CATHOLIC SCHOOLS

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

### ÉÉC Saint-Jean

Grades PK to 6 (Assigned)  
90 Walton Dr

### Holy Spirit Catholic ES

Grades PK to 8 (Assigned)  
315 Stone Rd

### St. Joseph Catholic ES

Grades 1 to 8 (Assigned)  
2 Glass Dr

### St. Maximilian Kolbe HS

Grades 9 to 12 (Assigned)  
278 Wellington St E

## PRIVATE SCHOOLS

The private schools nearest to you are:



### Country Garden Montessori Academy

Grades PK to 12  
601 Newpark Blvd

### Aurora Montessori School

Grades PK to 8  
330 Industrial Pkwy N

### Pickering College

Grades PK to 12  
16945 Bayview Ave

### Aurora Preparatory Academy

Grades PK to 8  
81 Industrial Pkwy N



## 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.



### Trent Park

140 Thomas Phillips Dr.



1 min



### Best Family Parkette

792 Best Cir



11 min



### Comfort Lane Park

849 Comfort Ln



9 min

### FACILITIES WITHIN A 20 MINUTE WALK

4 Playgrounds      1 Sports Field  
3 Basketball Courts      2 Splash Pads  
1 Rink      2 Trails  
2 Multi-Use Pads      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 6 minute walk away and the nearest rail transit stop is a 45 minute walk away.



### Nearest Rail Transit Stop

Aurora GO



### Nearest Street Level Transit Stop

St. John's Sdrd / Mavrinac Blvd



6 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 3.95km.



### Southlake Regional Health Centre

596 Davis Dr



### Fire Station

1344 Wellington St E



### Police Station

240 Prospect Street

## CONVENIENCE

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



### Coffee



### Gym



### Grocery



### Gas Station

# HoodQ

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Simply Amazing!!! Rarely Offered, Largest Mattamy Windsor Model Town In St. John's Forest of Aurora!

Premium Lot with Over \$150K in Upgrades!!! Almost 2,000 sq ft Plus Finished Basement!!! Rick Hansen School Best in the Area!!! Open Concept Layout with Home Office for Two!!! Upgraded Kitchen with Extra Large Centre Island, Quartz, Lots of Sunlight!!! Ss Kitchen Appliances, Upgraded Oak Stairs, Square Pickets & Posts, Amazing Upgraded 5 Piece Ensuite Bath Oasis with Extra Large Glass Shower, Soaker Tub & Large Primary Bedroom, California Shutters Throughout, Double Vanity, 2nd Floor Laundry, Finished Basement with Large Rec Room, Potlights, Extra-Large Windows & Rough-In!!! Upgraded Elevation Stone/Stucco, Interlock & Designer Centre Extras, Backyard Facing West, No Neighbours Behind & Sunset Views!!! Playground with Splash Pad, Pickle Basketball!!!! Gas BBQ 1" Pipe, Minutes To Hwy 404, Go-Train, T&T's, Grocery Stores, Rec Centre/Hockey/Swimming & So Much More!

Extras:

All Electrical Light Fixtures, All Window Coverings, All Existing Stainless Steel Appliances: French Door Fridge with Bottom Freezer, Flat Top Convection Stove, Built-In Dishwasher, Front Load Washer & Dryer, CAC, Garage Door Opener and 2 Remotes.

Excl: Freezer in Basement, Wall Shelves in Bedrooms, Wall Shelves in the Living Room, TVs & Wall Mounts, Freestanding Cold Cellar Shelving

Rental: Hot Water Tank

Lot: 23.00 Ft x 88.58 Ft | Property Tax 2021: \$4748.10

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