

WELCOME TO

294 Tom Taylor Cres.

www.294TomTaylor.com



Marek Kloda
Broker



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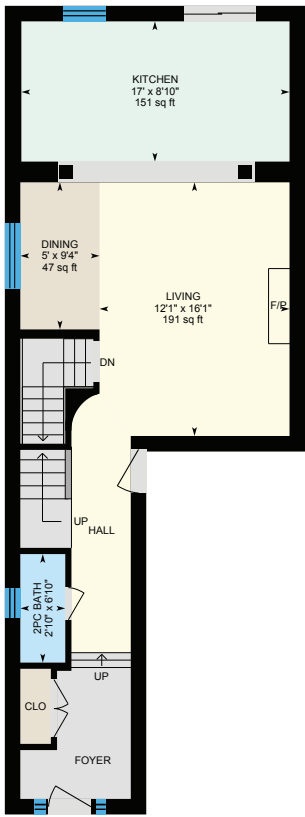


ROYAL LEPAGE
CHAIRMAN'S CLUB
NATIONAL TOP 1%
LIFETIME MEMBER

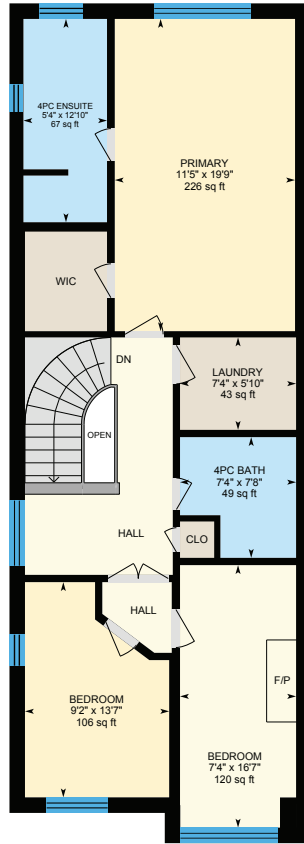


Shawn Zigelstein
Broker

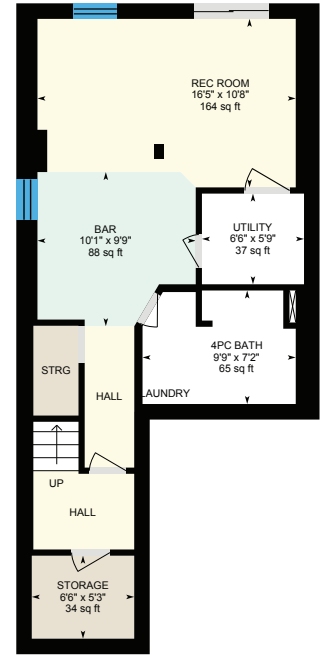
294 Tom Taylor Cres, Newmarket



Main Floor



2nd Floor



Basement





PUBLIC SCHOOLS

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

Crossland PS

Designated Catchment School
Grades PK to 8
255 Brimson Dr

Sir William Mulock SS

Designated Catchment School
Grades 9 to 12
705 Columbus Way

Poplar Bank PS

Designated Catchment School
Grades 2 to 8
400 Woodspring Ave

ÉS Norval-Morrisseau

Designated Catchment School
Grades 7 to 12
51 Wright St

CATHOLIC SCHOOLS

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

St Paul Catholic ES

Grades PK to 8 (Assigned)
140 William Roe Blvd

ÉÉC Saint-Jean

Grades PK to 6 (Assigned)
90 Walton Dr

Sacred Heart Catholic HS

Grades 9 to 12 (Assigned)
908 Lemar Rd

ÉSC Renaissance

Grades 7 to 12 (Assigned)
700 Bloomington Rd

PRIVATE SCHOOLS

The private schools nearest to you are:



Pickering College

Grades PK to 12
16945 Bayview Ave

Country Garden Montessori Academy

Grades PK to 12
601 Newpark Blvd

Aurora Montessori School

Grades PK to 8
330 Industrial Pkwy N

St. Andrew's College

Grades 5 to 12
15800 Yonge 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.



George Luesby Park

375 Ritas Ave



3 min



Quaker Hill Park

443 Dixon Blvd



9 min



Ray Twinney Recreation Complex

100 Eagle Street West



8 min

FACILITIES WITHIN A 20 MINUTE WALK

- 1 Pool
- 5 Sports Fields
- 2 Basketball Courts
- 2 Rinks
- 3 Trails
- 3 Playgrounds
- 6 Tennis Courts
- 4 Ball Diamonds
- 1 Community Centre
- 1 Multi-Use Pad



TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 3 minute walk away and the nearest rail transit stop is a 34 minute walk away.



Nearest Rail Transit Stop

Newmarket GO



Nearest Street Level Transit Stop

Eagle St Stop # 2049



3 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 2.94km.



Southlake Regional Health Centre

596 Davis Dr



Fire Station

125 McCaffrey Rd



Police Station

240 Prospect Street

CONVENIENCE

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



Coffee



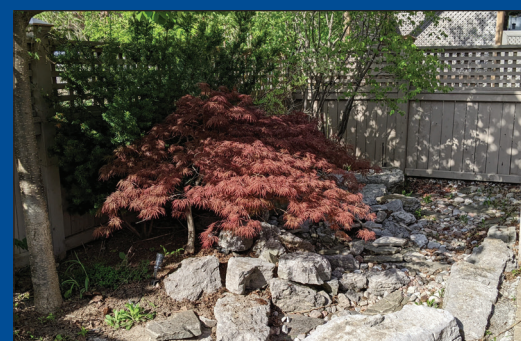
Gym



Grocery



Gas Station



HoodQ

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One of a Kind! Custom Finished, Largest Executive Model with over \$240K in upgrades!!! Double Wide & Extra Long Lot with 4 Parking Spaces! No Neighbours Behind! Soaring 9", Pot Lights, Custom \$44,000 Kitchen with Stainless Steel Appliances, Granites, Marble Backsplash, Breakfast Bar, Reclaimed Chicago Firehouse Brick Plus Tin Ceiling & Crown Moulding, Hardwood Floors Throughout, Satin Nickel Hardware, New Large Windows (2022) with California Shutters & Acryshield for Energy Efficiency, Extremely Large Master Bedroom with Walk-in Closet, Jacuzzi & Extra Large Shower, 2nd Floor Laundry, Central Vac, Alarm, Water Softener ("as is" since not being used), Garage with Entrance to House, New Shingles (2020), New Carpet Runner (2022) Beyond Believe Landscaping Sprinklers & Waterfall! Please see List of Upgrades! Close to Upper Canada Shopping, Go Bus, Viva Transit, Schools, Parks and Ray Twinney Sport Centre with Hockey, Swimming, Baseball!!!!

Extras:

All Electrical Light Fixtures, Most Window Coverings, All Existing Stainless Steel Appliances (Built-in Dual Fuel Gas Stove with Indoor BBQ Feature, Fridge, Bosch Dishwasher (2020)); Pull-Out Microwave Drawer, Valance Lights, Front Load Washer and Gas Dryer, Infinity Built-In Speakers Sound System, Garage Door Opener, High Efficiency Furnace, Central AC, Upgraded Lamps with Dimmers, Google Nest (2020) B-Hyve Smart WiFi Irrigation Controller (2021), Smart Door Bell & Rogers Cameras (not monitored, works only with Rogers contract), Water Softener (as is), Basement Smart Pot-Lights, 4x "Acrylshield" Acrylic Insulating Window Panels (2022) Rental: Hot Water Tank.

Lot: 40.79 FT x 108.67 FT by 107.71 Ft Irregular | Property Tax 2021: \$4,172.80 | Road Maintenance Fee: \$96.92/mth

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