

29 Baldwin Avenue | VAUGHAN

SCHOOLS

With excellent assigned and local public schools near this home, your kids will get a great education in the neighbourhood.



Glen Shields PS

Designated Catchment School
Grades PK to 8
158 Glen Shields Ave

Hodan Nalayah SS

Designated Catchment School
Grades 9 to 12
1401 Clark Ave W

Louis-Honoré Fréchette PS

Designated Catchment School
Grades 1 to 8
40 New Westminster Dr

ÉE La Fontaine

Designated Catchment School
Grades PK to 6
10110 Islington Ave

Southview Park

1 Southview Dr
4 mins

Marita Payne Park

2 Glen Shields Ave
16 mins

New Seabury Parkette

80 New Seabury Drive
10 mins

FACILITIES WITHIN A 20 MINUTE WALK

3 Playgrounds
1 Rink
5 Tennis Courts
3 Basketball Courts
2 Ball Diamonds
3 Sports Fields
2 Sports Courts
6 Outdoor Games
Facilities
1 Trail



Scan to view
more information!

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.



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 41 minute walk away.

Nearest Rail Transit Stop
York University

Nearest Street Level Transit Stop
Highway 7 / Baldwin Av 3 mins

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 6.81km.

Cortellucci Vaughan Hospital
3200 Major MacKenzie Dr W

Fire Station
120 McCleary Ct

Police Station
2700 Rutherford Road

www.29Baldwin.com



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Signature
IND. OWNED & OPERATED BROKERAGE

Shawn Zigelstein
Broker

289-GET-ZOLD

office 416.443.0300

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

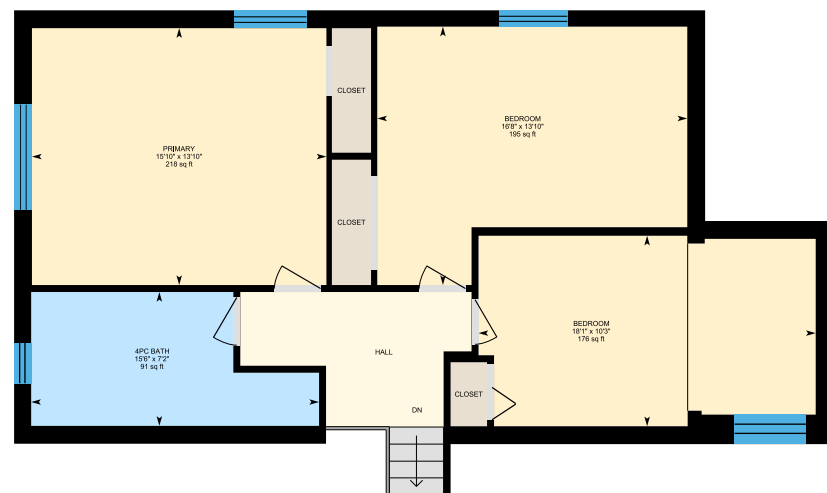
Not intended to solicit those currently under contract with another brokerage.

29 Baldwin Avenue
VAUGHAN

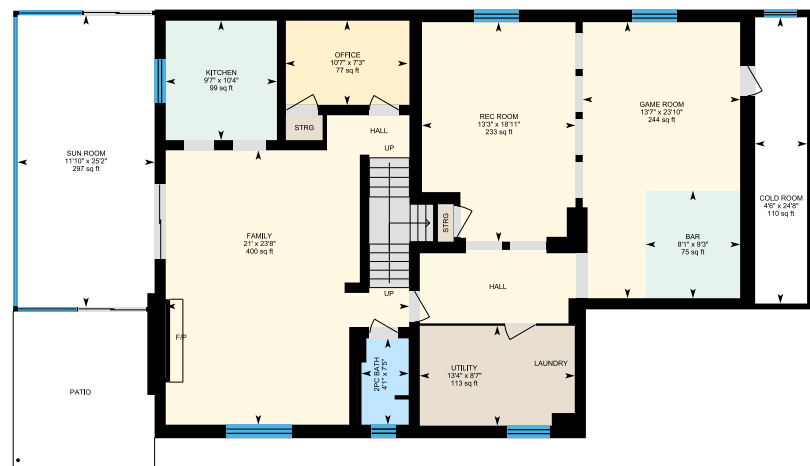
Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility.



Main Floor
Exterior Area 940.46 sq ft



2nd Floor
Exterior Area 957.31 sq ft



Basement
Exterior Area 1769.80 sq ft



29 Baldwin Avenue

Rare 2 Unit Home On A Premium 110-Foot Frontage Double Lot In The Heart Of Concord

Set On One Of Concord's Rare Double Lots, This Home Offers A Unique Opportunity In A Central Vaughan Pocket Known For Long-Standing Families, Quiet Streets, And Unmatched Convenience. With An Impressive 110-Foot Frontage, The Property Has Been Cared For By The Same Family For More Than 60 Years, Reflecting Pride Of Ownership And A Level Of Upkeep That's Increasingly Hard To Find.

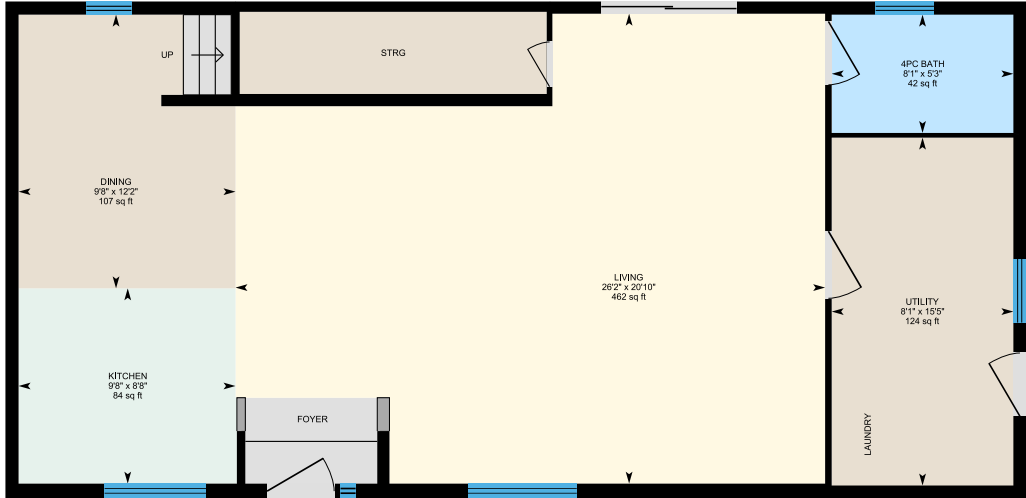
The Home Features Two Fully Separate Living Spaces, Ideal For Multi-Generational Families, Investors, Or Anyone Seeking Flexibility. Each Unit Includes Comfortable Principal Rooms, Functional Kitchens, And Well-Sized Bedrooms, Creating A Practical Setup For Owners And Tenants Alike. The Lot Is The True Standout, Offering Exceptional Outdoor Space For Future Expansion, A Garden Suite, Or Simply Enjoying A Private Yard That Feels Like A Retreat Within The City.

Concord Continues To Grow As One Of Vaughan's Most Convenient Communities, With Quick Access To Highway 7, The 407, The VMC, Transit, Parks, Schools, And Major Retail. The Area's Mix Of Established Homes And Ongoing Redevelopment Makes This Property Especially Attractive For Buyers Looking For Long-Term Value And Potential.

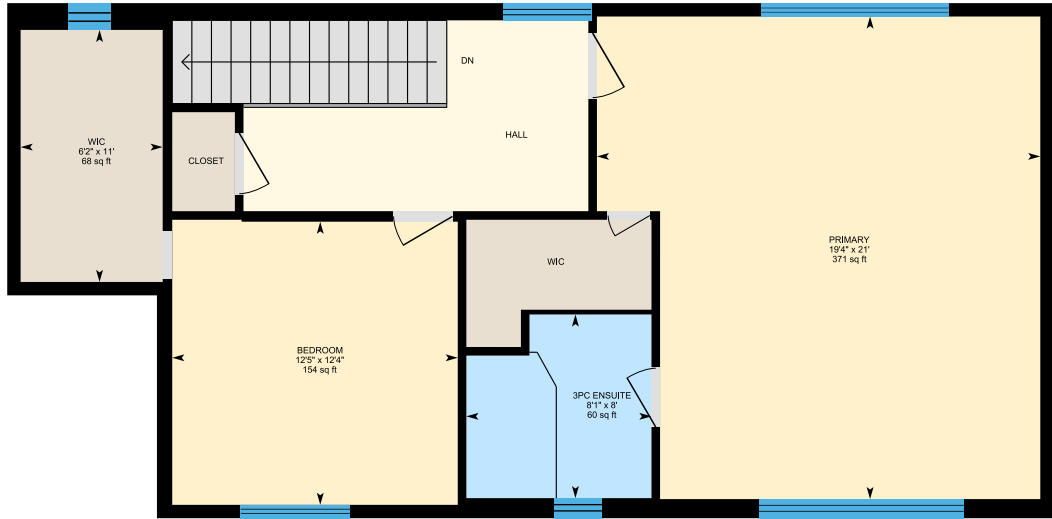
Whether Maintained As Two Separate Homes, Adapted For Extended Family, Or Considered For Future Redevelopment, This Is A Rare Chance To Secure A Double Lot In A Central Location With A Proven History Of Care. A Solid, Well-Loved Property Offering Space, Flexibility, And Opportunities That Seldom Come To Market.



Legal In-Law Suite
With Separate Entrance



In-law Suite Main Floor



In-law Suite - 2nd Floor

