

WELCOME TO

312 Downy Emerald Drive

www.312DownyEmerald.com



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

Shawn Zigelstein
Broker

TEAM **ZOLD**

Your Home • Your Life • Your Realtors

Working For You!

905.731.2000
www.teamzold.com

YOUR **Community**
REALTY

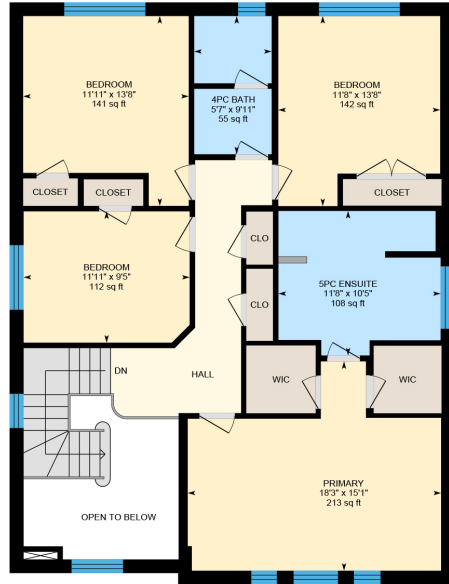
ROYAL LEPAGE

BROKERAGE INDEPENDENTLY OWNED & OPERATED

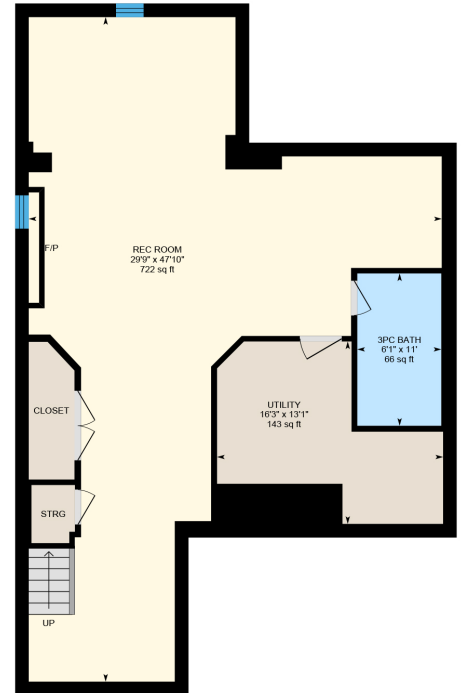
312 Downy Emerald Drive, Bradford



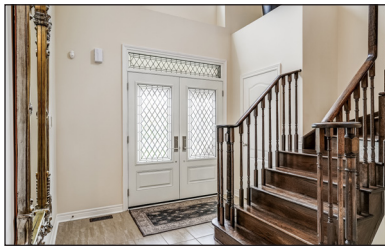
Main Floor

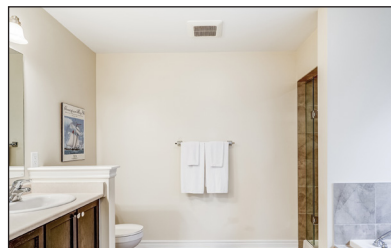
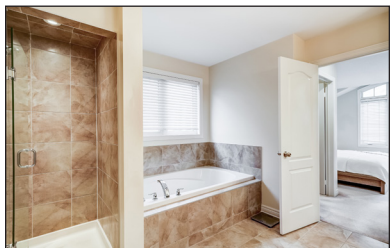


2nd Floor



Basement (Below Grade)





PUBLIC SCHOOLS

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

Fieldcrest ES

Designated Catchment School
Grades PK to 8
100 Professor Day Dr

Bradford DHS

Designated Catchment School
Grades 9 to 12
70 Professor Day Dr

É Élém La Source

Designated Catchment School
Grades PK to 6
70 Madelaine Dr

ÉS Roméo Dallaire

Designated Catchment School
Grades 7 to 12
736 Essa Rd

ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

The Learning Centres - Bradford Campus

Grades 9 to 12
157 Holland St E



CATHOLIC SCHOOLS

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

St. Marie of the Incarnation School

Grades PK to 8
105 Colborne St

ÉÉC Jean-Béliveau

Grades PK to 6
19300 2nd Concession Rd

Holy Trinity HS

Grades 9 to 12
100 Melbourne Dr

ÉSC Renaissance

Grades 7 to 12
700 Bloomington Rd

PRIVATE SCHOOLS

The private schools nearest to you are:



King Christian School



Grades K to 8
19740 Bathurst 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.

 **Summerlyn Parkette South**
100 Meadowhawk Trail
 4 mins

 **Bradford West Gwillimbury Leisure Centre**
471 West Park Ave
 9 mins

 **Summerlyn Parkette North**
60 Wandering Glider Trail
 4 mins

FACILITIES WITHIN A 20 MINUTE WALK

2 Playgrounds
3 Pools
1 Arena
3 Rinks
1 Track
1 Community Centre
1 Fitness/Weight Room
1 Gym



TRANSIT

For convenient travel around the city, public transit is accessible from this home.

 **Nearest Rail Transit Stop**
Bradford GO

 **Nearest Street Level Transit Stop**
Barrie St. @ Fletcher St.

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 12.55km.

 **Southlake Regional Health Centre**
596 Davis Dr

 **Fire Station**
75 Melbourne Drive

 **Police Station**
81 Melbourne Drive



STUNNING 4 BEDROOM DETACHED SUMMERLYN VILLAGE HOME

Wait Till You See This In Person, The Pictures Don't Do It Justice! Loved And Cared For By The Owners For The Last 10 Years, Everything Has Been Done For You, Just Move In And Enjoy It. The Open Concept Layout Is Fantastic For Entertaining, With Great Room Sizes To Celebrate The Holidays With The Entire Family. The Yard Has A Large Patio And Play Area For The Kids, Professionally Finished Basement With Spa Like Bathroom Has So Much Living Space With Room For So Many Options - Bedroom, Home Gym, Office, Or Just Leave It As Is, The Choice Is Yours. Tons Of Extra Storage With Built In Wall Units In The Family Room, Extended Kitchen Cabinets, And Custom Wall Units In The Main Floor Laundry Right Off The Garage. The Area Speaks For Itself, Parks Down The Street, Shopping Around The Corner, Restaurants Near By, Schools, Trails And The BWG Leisure Centre Are Just A Short Walk Away. Book Your Visit Today Before It's Gone.

Extras: All Existing Appliances: Samsung Stainless Steel Flat Top Stove, Bosch Stainless Steel Built-In Dishwasher, Samsung French Door Stainless Steel Fridge, Frigidaire Stainless Steel Built-In Microwave; Samsung White Washer, Samsung White Dryer, All Electrical Light Fixtures, All Window Coverings, Furnace, A/C, CVAC and All Attachments, Humidifier, Electronic Air Cleaner, Garage Door Opener and Remotes, Gas Line For BBQ.

EXCLUDED: Shelves in Garage, Speakers, TVs and Mounts, Shelves in Basement, Frigidaire White Freezer In Basement.

RENTAL: Hot Water Tank.

Lot: 39.24 ft x 114.61 ft | Taxes: \$6,090.05/2023