

WELCOME TO

336 Rita's Avenue

www.ClearmeadowHomes.com



Marek Kloda
Broker



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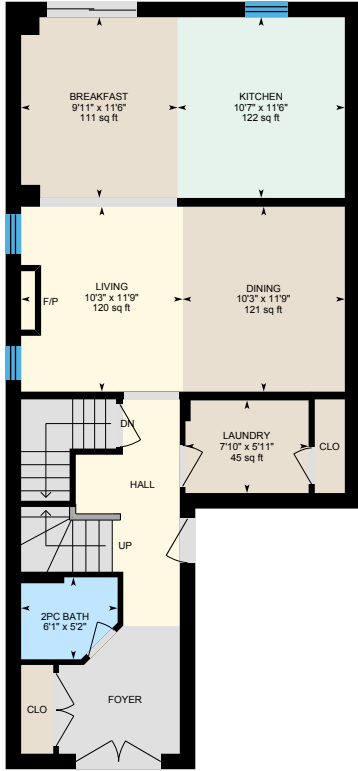


ROYAL LEPAGE
CHAIRMAN'S CLUB
NATIONAL TOP 1%
LIFETIME MEMBER

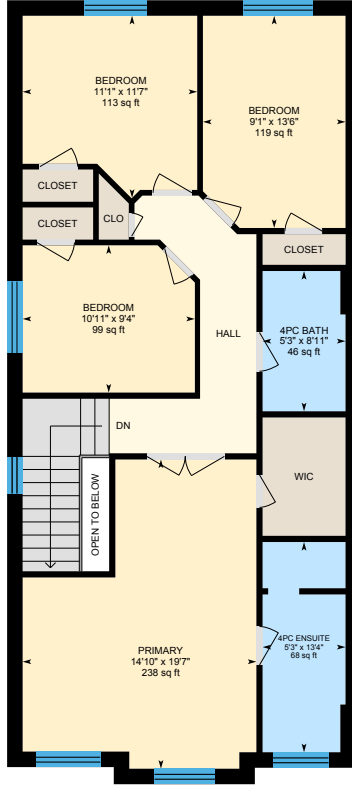


Shawn Zigelstein
Broker

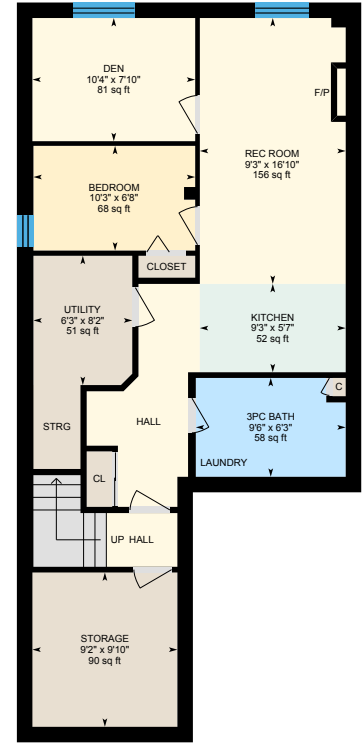
336 Rita's Avenue, Newmarket



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

ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

The Lighthouse Learning and Development

Grades K to 12
219 Old Yonge St

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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.

St Paul Catholic ES

Grades PK to 8
140 William Roe Blvd

ÉÉC Saint-Jean

Grades PK to 6
90 Walton Dr

Sacred Heart Catholic HS

Grades 9 to 12
908 Lemar Rd

ÉSC Renaissance

Grades 7 to 12
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

1 min

Jim Bond Park

612 Osler Ct

10 mins

Ray Twinney Recreation Complex

100 Eagle Street West

6 mins

FACILITIES WITHIN A 20 MINUTE WALK

3 Playgrounds
1 Pool
2 Rinks
1 Basketball Court
3 Ball Diamonds
5 Sports Fields
1 Community Centre
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 4 minute walk away and the nearest rail transit stop is a 36 minute walk away.

Nearest Rail Transit Stop
Newmarket GO

Nearest Street Level Transit Stop
Eagle St / McCaffrey Rd

4 mins

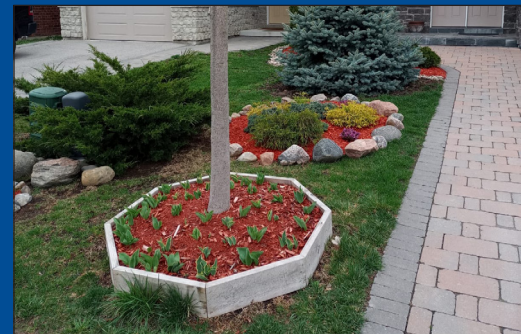
SAFETY

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 3.1km.

Southlake Regional Health Centre
596 Davis Dr

Fire Station
125 McCaffrey Rd

Police Station
240 Prospect Street



Rare Opportunity!!! Stunning Home with In-Law Suite with Separate Entrance!!! 2 Kitchens, 4+2 Bedrooms, 3+1 Bathrooms!!! Over \$100K Spend on Upgrades Located On A Quiet Street In The Highly Sought Out Summerhill Estates Community, Very Functional and Well Upgraded Open Concept Home with Look-Out Basement! 9" Smooth Ceilings on Main, Upgraded Hardwood Floors Throughout, Quartz and Marble Counter Tops, Upgraded Cabinets, Stainless Steel Appliances with Double Oven Stove on Main, Upgraded Light Fixtures, Potlights, Private, Fenced Backyard, Huge Deck, Professional Landscaping around the House with Wrap Around Interlock, Entrance to Home and Custom Shelving in Garage, Located on a Bus Route Near Schools, Park, Viva and Go Transit, Near Upper Canada Mall, Ray Twinney Sports Centre and Few Minutes from Southlake Hospital. See Attachments For List Of Upgrades, Extras & Inclusions. Call Agent About The In-Law Suite!!!

Extras:

All Existing Appliances: Stainless Steel LG Fridge With Bottom Freezer, LG Slide In Double Oven Stainless Steel Stove, Stainless Steel LG Range Hood Microwave, Stainless Steel Built-In Maytag Dishwasher, Stainless Steel Maytag Washer and Dryer, Drinking Water Filtration System on Main, Basement White Appliances (Maytag Fridge, GE Flat Top Electric Stove, Range Hood, GE Front Load Washer & Dryer), All Electrical Light Fixtures, GDO, Garage Custom Shelving, Fireplace, AC, Central Vac, 2 Backyard Sheds and Rain Barrel, Roof Antenna with Free 15 Channels and 2 Master Bedroom Outlets.

Exclusions: TV and Bracket in Living Room.

Lot: 30.18 ft x 120.08 ft | Property Taxes: \$5,179.91/ 2022

Royal LePage Your Community Realty Brokerage does not warrant or guarantee the information in this feature sheet.