

WELCOME TO

33 Aidan Drive

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Shawn Zigelstein
Broker



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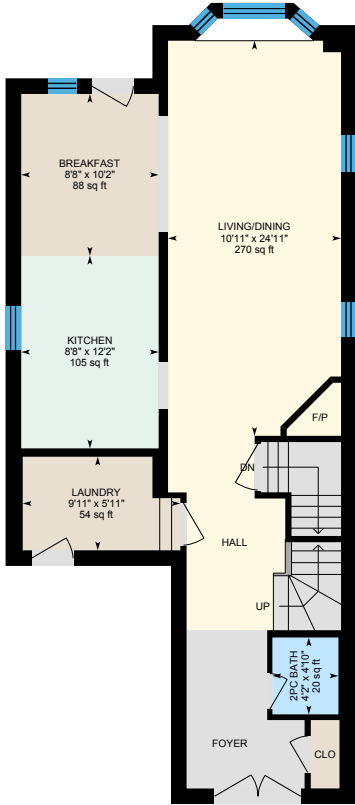
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YOUR **Community**[™]
REALTY

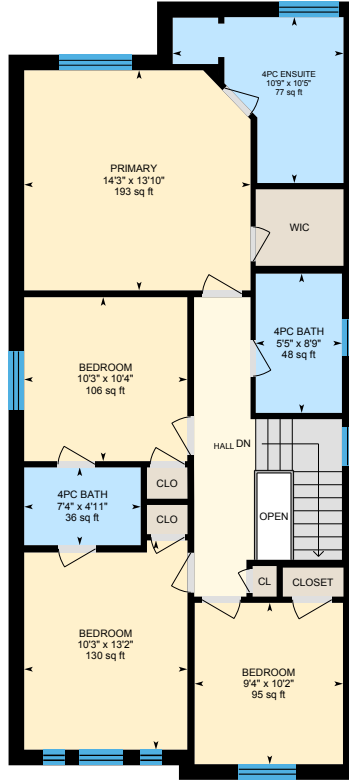
ROYAL LEPAGE

BROKERAGE INDEPENDENTLY OWNED & OPERATED

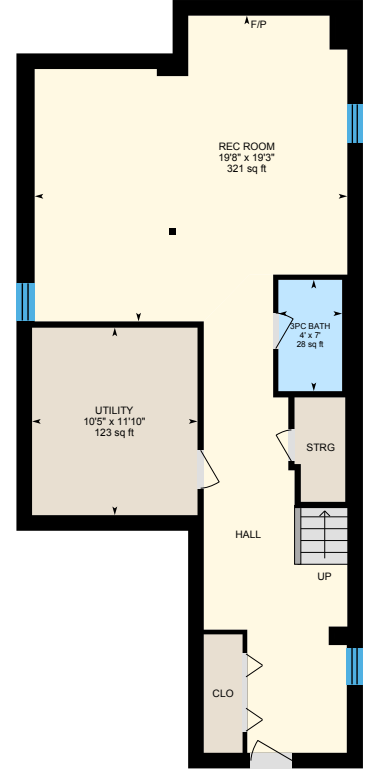
33 Aidan Drive, Vaughan



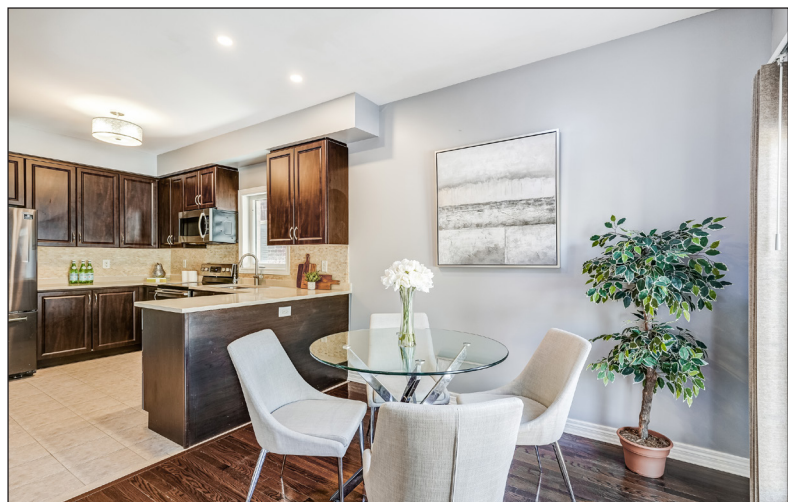
1st Floor

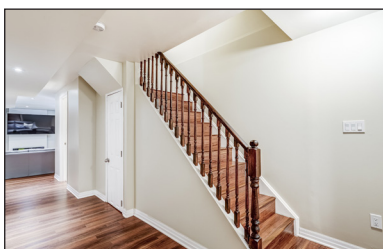
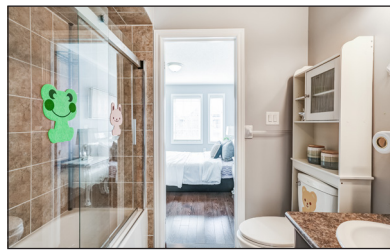


2nd Floor



Basement (Below Grade)





PUBLIC SCHOOLS

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

MacLeod's Landing PS

Designated Catchment School
Grades PK to 8
195 Silver Maple Rd

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

Beynon Fields PS

Designated Catchment School
Grades 1 to 8
258 Selwyn Rd

King City SS

Designated Catchment School
Grades 9 to 12
2001 King Rd

ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

YRDSB Continuing Education

Grades 9 to 12
11160 Yonge St

Dr. Bette Stephenson Centre for Learning

Grades 9 to 12, Adult
36 Regatta Ave



CATHOLIC SCHOOLS

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

St Mary of the Angels Catholic ES

Grades PK to 8
351 Vellore Park Ave

ÉÉC Le-Petit-Prince

Grades PK to 6
79 Avro Rd

St John Bosco Catholic ES

Grades 1 to 8
199 Belview Ave

St Jean de Brebeuf Catholic HS

Grades 9 to 12
2 Davos Rd

PRIVATE SCHOOLS

The private schools nearest to you are:



North Hill Private School

Grades PK to 3
9555 Weston Rd

Vaughan College

Grades 7 to 12
9121 Weston Rd

The Nature School at Kortright

Grades PK to 3, Ungraded
9550 Pine Valley Dr

Evergreen Leadership Academy

Grades PK to 8
2701 Rutherford Rd



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.



Venice Gate Park
180 Trudeau Drive
5 mins



Hillside Park
549 Vellore Park Ave
13 mins



Mast Road Park
195 Mast Rd
13 mins



FACILITIES WITHIN A 20 MINUTE WALK
4 Playgrounds
3 Tennis Courts
3 Basketball Courts
2 Ball Diamonds
6 Sports Fields
1 Skateboard Park
2 Sports Courts
2 Outdoor Games Facilities



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 54 minute walk away.

Nearest Rail Transit Stop
Maple GO

Nearest Street Level Transit Stop
Cityview Blvd / Retreat Blvd



4 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a hospital, and a police station within 3.37km.

Cortellucci Vaughan Hospital
3200 Major MacKenzie Dr W

Fire Station
40 Eagleview Heights

Police Station
2700 Rutherford Road



HoodQ

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STUNNING VELLORE VILLAGE DETACHED FOR YOU AND YOUR FAMILY

This Wonderfully Maintained Home Is In One Of The Best Pockets Of Vaughan And Has So Many Amazing Features That It Will Be Impossible To List Them All. The Open Concept Layout And Fantastic Room Sizes Are Great For Those Large Family Gatherings, Or Entertaining Friends For The Holidays, And That Is Just The Start.

This Home Features Several Upgrades Including Hardwood Floors, Pot Lights, Professionally Finished Basement, 4 Full Bedrooms, and 5 Bathrooms In The Home! There Is Direct Garage Access, Custom Landscaping And Interlock In The Front And Back Yards And The Home Is A Quick Walk From Amazing Schools, Trails, Parks, Public Transit, Shopping, Restaurants, And If You Are Commuting Downtown, The 400 Highway Is Around The Corner, And Go Train Is Just Down The Street. Move In This Summer And Enjoy The Closeness To Canada's Wonderland And Everything That It Has To Offer. Homes Don't Come On The Market On This Street Often.

All Existing Appliances: Samsung Stainless Steel French Door Fridge, Samsung Stainless Steel Flat Top Stove, Samsung Stainless Steel Built-In Microwave, GE Stainless Steel Built-In Dishwasher; LG ThinQ Grey Washer and Samsung Grey Dryer; All Electrical Light Fixtures, All Window Coverings, Furnace, Air Conditioner, Water Filtration System, Water Softener, Nest Thermostat, Garage Door Opener & Remote.

EXCLUDED: TVs and Mounts, Backyard Gazebo, Freezer in Garage. RENTAL: Hot Water Tank

Lot: 30.02 ft x 104.99 ft. | Taxes: \$5,197.27/2022