

WELCOME TO

*36 Dawson Street*

[www.36dawson.com](http://www.36dawson.com)



**Sarah Norris**  
Sales Representative



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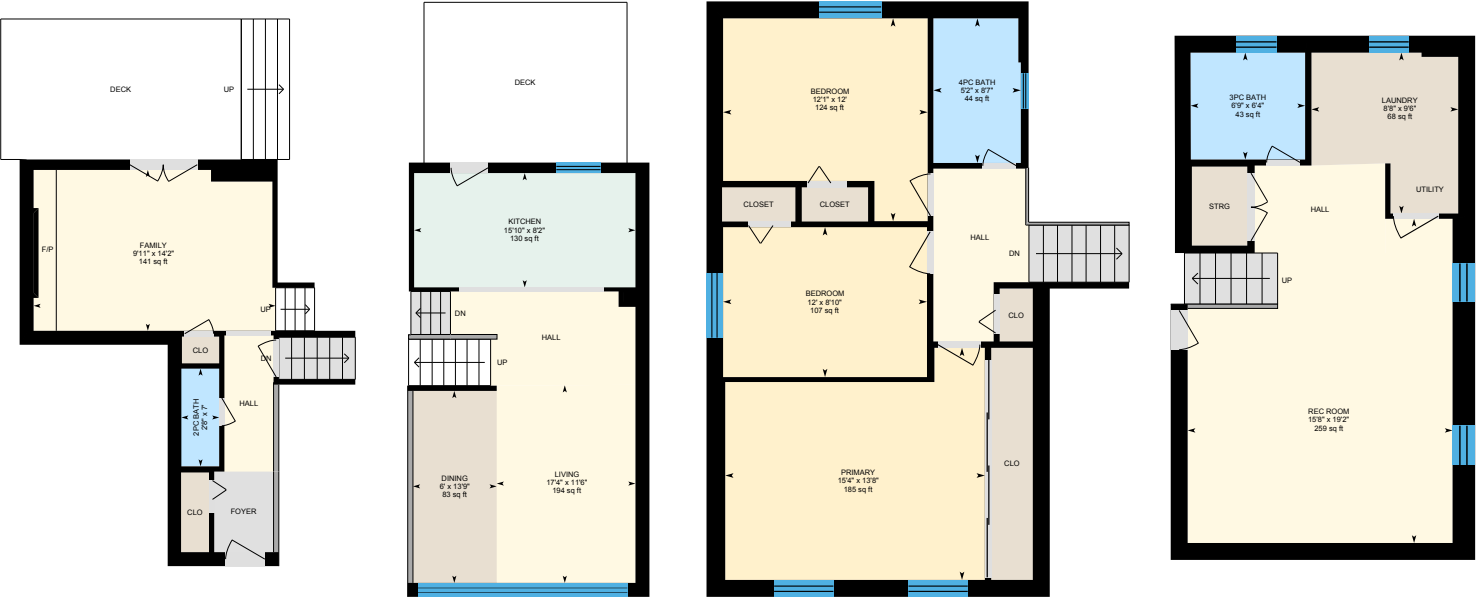


ROYAL LEPAGE  
**CHAIRMAN'S CLUB**  
NATIONAL  
TOP 1%  
LIFETIME MEMBER

**Shawn Zigelstein**  
Broker



# 36 Dawson Street, Whitby





## SCHOOLS

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



### West Lynde PS

Designated Catchment School  
Grades PK to 8  
270 Michael Blvd

### Henry Street HS

Designated Catchment School  
Grades 9 to 12  
600 Henry St

### Julie Payette PS

Designated Catchment School  
Grades PK to 8  
300 Garden St

### É Éléonore Maillet

Designated Catchment School  
Grades PK to 6  
615 Ridgeway Ave

### É Ronald-Marion

Designated Catchment School  
Grades 7 to 12  
2235 Brock Rd

## PUBLIC SCHOOLS

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

### É Ronald-Marion

Designated Catchment School  
Grades 7 to 12  
2235 Brock Rd

### Henry Street HS

Designated Catchment School  
Grades 9 to 12  
600 Henry St

### É Éléonore Maillet

Designated Catchment School  
Grades PK to 6  
615 Ridgeway Ave

### Julie Payette PS

Designated Catchment School  
Grades PK to 8  
300 Garden St

### West Lynde PS

Designated Catchment School  
Grades PK to 8  
270 Michael Blvd

## ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

### Father Donald MacLellan Catholic Secondary

Grades 9 to 12  
458 Fairall St

### Father Donald MacLellan Catholic SS

Grades 9 to 12  
1500 Hopkins St



## CATHOLIC SCHOOLS

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

### ÉSC Saint-Charles-Garnier

Grades 7 to 12  
4101 Baldwin St S

### All Saints Catholic SS

Grades 7 to 12  
3001 Country Ln

### ÉEC Jean-Paul II

Grades PK to 6  
1001 Hutchison Ave

### St. Marguerite d'Youville Catholic School

Grades PK to 8  
250 Michael Blvd

## PRIVATE SCHOOLS

The private schools nearest to you are:



### Kendalwood Montessori & Elementary School

Grades PK to 8  
104 Consumers Dr

### Trafalgar Castle School

Grades 4 to 12  
401 Reynolds St

### Blyth Academy - Whitby

Grades 6 to 12  
209 Dundas St E

### Hatch House Montessori

Grades PK to 8  
301 Byron St S

## 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 18 minute walk away.



**Nearest Rail Transit Stop**  
Whitby GO



18 mins



**Nearest Street Level Transit Stop**  
Annes at Annes Street Park



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 6.28km.



**Lakeridge Health - Ajax Pickering Hospital**  
580 Harwood Ave S



**Fire Station**  
734 Dundas Street West



**Police Station**  
1301 Henry St

## FINANCE



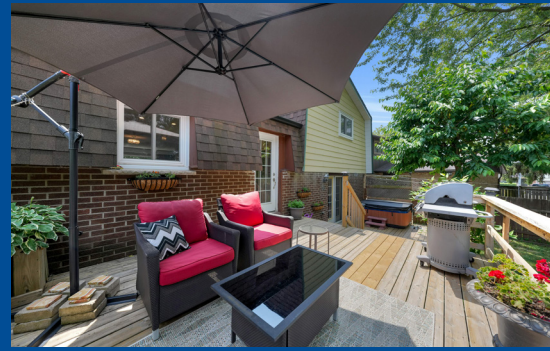
### Ernie Zambri

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\*\*\*Welcome To 36 Dawson St! Located In An Amazing Family Friendly And Community Oriented Neighbourhood!\*\*\*

Upon Arrival On This Picturesque, Tree-Lined Street, You Will Immediately Notice The Strong Sense Of Community That Defines This Lynde Creek Area. This Recently Renovated Home (2019) Features An Open-Concept Living, Dining, And Kitchen Area Well-Suited For Family Gatherings And Entertaining. The Kitchen Includes Generous Counter Space With Quartz Surfaces And Newer Stainless Steel Appliances. In Addition To A Family Room, 36 Dawson Street Offers A Fully Finished Basement With Space For A Home Office, Concealed Laundry Area, And A Three-Piece Washroom. The Second Floor Comprises Three Spacious Bedrooms And An Additional 4pce Bathroom. The Property Has Been Meticulously Maintained Both Inside And Out. The Deck, Accessible From Both The Kitchen And Family Room, Overlooks A Backyard Oasis, Designed For Relaxation And Recreation, Featuring A Pool, Hot Tub, Dining And Seating Area, And Space For Outdoor Activities. Why Spend Money On An Expensive Vacation When You Can Stay Home! Residents Enjoy Proximity To Numerous Amenities, Including Highly Rated Schools, Parks, Dining, Shopping, Community And Sports Centres, Healthcare Facilities, And Lake Ontario Where You'll Find Whitby Harbour, Iroquois Beach, And Extensive Walking Trails. Transit Options Are Convenient, With Local Transit, GO Station Services (Train And Bus), And Quick Access To Highways 401, 412, And 407 All Nearby. 36 Dawson Street Represents An Exceptional Opportunity To Reside In A Warm And Welcoming Home, And A Well-Established Community.

All Existing Stainless Steel LG Appliances: French Door Fridge, Flat Top Slide-In Stove, Built-In Dishwasher, Built-In Microwave/Range Hood, LG White Washer And Dryer, All Window Coverings, All Electrical Light Fixtures, Fireplace (As Is), Atlantic Pool And All Existing Related Equipment (As is) (Sand Filter, One Horsepower Hayward Pump, Cleaning Hoses And Brushes), Jacuzzi Hot Tub (As is), BBQ, AC.

Rental: Furnace (\$91.10 + HST/ month), HWT (\$24.90 + HST/month)

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