

# 37 Ross Patrick Crescent

[www.37RossPatrick.com](http://www.37RossPatrick.com)



Your Community  
REALTY

ROYAL LEPAGE

BROKERAGE INDEPENDENTLY OWNED & OPERATED

**Marek Kloda**  
Sales Representative

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ROYAL LEPAGE  
**CHAIRMAN'S CLUB**

NATIONAL  
TOP 1%

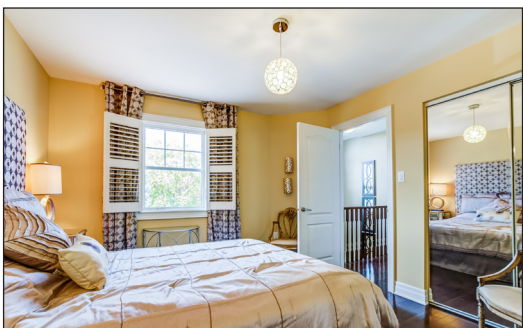
2012-2019

**Shawn Zigelstein**  
Broker



# 37 ROSS PATRICK CRESCENT, NEWMARKET





## PUBLIC SCHOOLS

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

### Alexander Muir PS

Designated Catchment School  
Grades PK to 8  
75 Ford Wilson Blvd

### 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

### Poplar Bank PS

Designated Catchment School  
Grades PK to 8  
400 Woodspring Ave

### Dr John M Denison SS

Designated Catchment School  
Grades 9 to 12  
135 Bristol Rd

## 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.

### Canadian Martyrs Catholic ES

Grades PK to 8 (Assigned)  
170 London Rd

### ÉEC Jean-Béliveau

Grades PK to 6 (Assigned)  
19300 2nd Concession Rd

### Sacred Heart Catholic HS

Grades 9 to 12 (Assigned)  
908 Lemar Rd

### ÉSC Renaissance

Grades 7 to 12 (Assigned)  
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 9 recreation facilities within a 20 minute walk from this address.



### Woodland Hill Labyrinth Park

45 Ford Wilson Boulevard



6 min

### Kirby Crescent Park

329 Alex Doner Dr



11 min

### Northwest Quadrant Woodlot

204 Woodspring Ave



8 min

### FACILITIES WITHIN A 20 MINUTE WALK

3 Playgrounds      4 Trails  
1 Picnic Facilities      1 Amphitheatre

## TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away and the nearest rail transit stop is a 42 minute walk away.



### Nearest Rail Transit Stop

Newmarket GO



### Nearest Street Level Transit Stop

Chilcott Cres / Ford Wilson Blvd



1 min

## 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 3.7km.



### Southlake Regional Health Centre

596 Davis Dr



### Fire Station

125 McCaffrey Rd



### Police Station

240 Prospect Street

## CONVENIENCE

This home is located near everyday amenities to make your daily errands easier.



Coffee



Gym



Grocery



Gas Station



## SPECTACULAR 4 BEDROOM, 4 BATHS EXECUTIVE MATTAMY HOME!!

One Of The Largest On the Street, 2,600 sq ft, with over \$170K in Upgrades! 9' Smooth Ceilings! Custom Chef's Kitchen with Gas Stove, Granite Centre Island & Counters, Corner Banquette Seating, LED Lights/Potlights, Gleaming Hardwood Throughout, Master Bath with Glass Shower/Soaker Tub & Double Sinks, California Shutters, \$40K of Professional Landscaping with Trex Composite Decks & 2 Water Features, Finished Garage and So Much More! Located near Schools, Parks, Go Transit and Upper Canada Mall!!!!

Extras: Stainless Steel French Door Fridge, Gas Stove, Built-In Bosh Dishwasher (2020), High Output Range Hood, Valance Lights, Slide Out Shelving, Upgraded All Electrical Light Fixtures, Front Load Washer/Dryer, BBQ Gas Hook up, NEW AC (2020), 2 Garage Openers, Gas Fireplace, Central Vacuum, 4 LED Coach Lamps, Trex Decks & Gazebo (Curtains, Lights And Heater In Gazebo)! Exclusions: All Framed Mirrors Except For Bathrooms And Basement, Make-Up Mirror In Master Ensuite, Swing In Backyard, Shelving In Furnace Room, Tvs And Wall Brackets, Drapes In Master And Headboard, Stand-Up Freezer In Basement, Toaster Oven, All Outdoor Furniture Including 2 Chairs On Front Porch.

Rental: Hot Water Tankless System.

Taxes: \$5,714.55 2020      Lot Size: 44.95 ft x 85.30 ft

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