

WELCOME TO

39 Boticelli Way

www.39Boticelli.com



Marek Kloda
Broker



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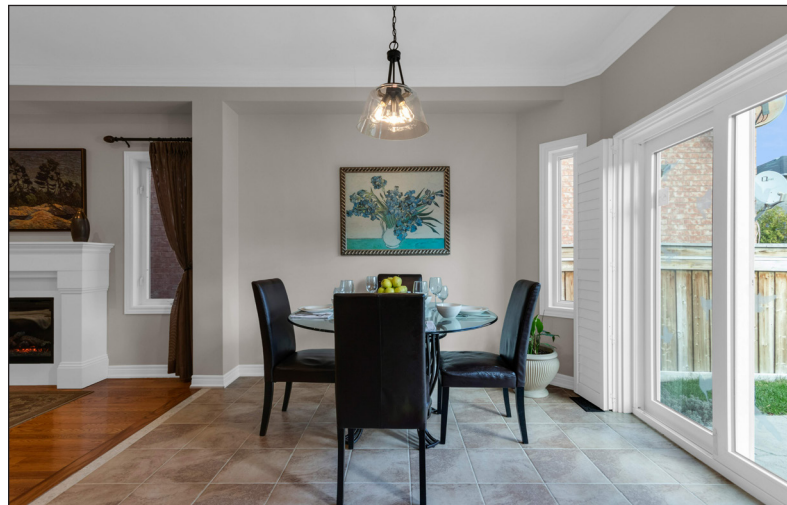
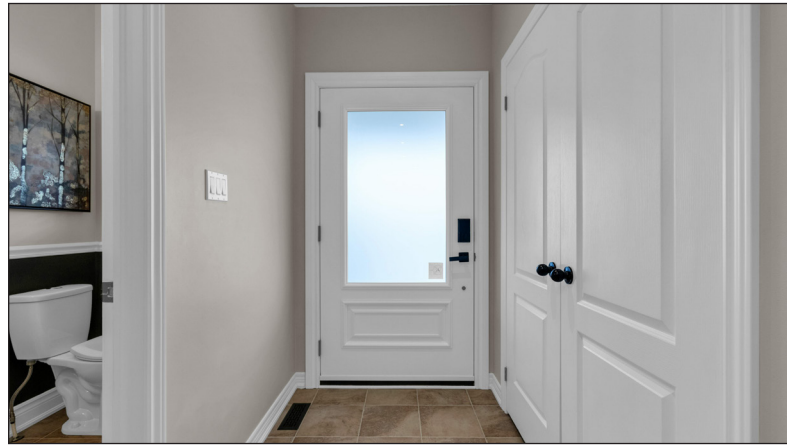


ROYAL LEPAGE
CHAIRMAN'S CLUB
NATIONAL
TOP 1%
LIFETIME MEMBER



Shawn Zigelstein
Broker

39 Boticelli Way, Vaughan





PUBLIC SCHOOLS

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

ÉS Norval-Morrisseau

Designated Catchment School
Grades 7 to 12
51 Wright St

Tommy Douglas SS

Designated Catchment School
Grades 9 to 12
4020 Major MacKenzie Dr W

ÉE La Fontaine

Designated Catchment School
Grades PK to 6
10110 Islington Ave

Julliard PS

Designated Catchment School
Grades 2 to 8
61 Julliard Dr

Glenn Gould PS

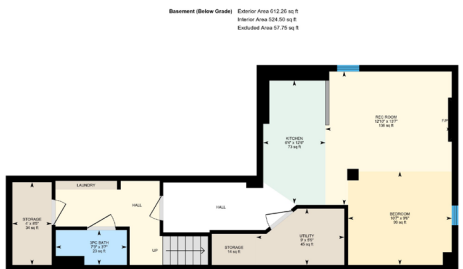
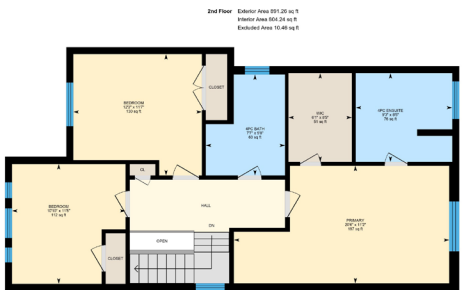
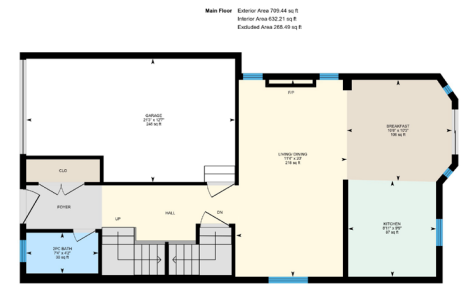
Designated Catchment School
Grades PK to 8
675 Vellore Park Ave

ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

St Luke Catholic Learning Centre

Grades 9 to 12
8787 Weston 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
4 mins

Hillside Park

549 Vellore Park Ave
8 mins

Lawford Park

300 Lawford Rd
12 mins

FACILITIES WITHIN A 20 MINUTE WALK

5 Playgrounds
5 Tennis Courts
3 Basketball Courts
1 Ball Diamond
3 Sports Fields
1 Splash Pad
2 Skateboard Parks
1 Sports Court

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 3 minute walk away and the nearest rail transit stop is a 57 minute walk away.

Nearest Rail Transit Stop
Maple GO

Nearest Street Level Transit Stop
Canada Dr / Vellore Park Av



3 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 3.74km.

Cortellucci Vaughan Hospital
3200 Major MacKenzie Dr W

Fire Station
40 Eagleview Heights

Police Station
2700 Rutherford Road

Welcome To 39 Boticelli Way

Absolutely Stunning Updated 3+1 Bedroom, 4 Bathroom Home In The Heart Of Vellore Village On A Quiet, Family-Friendly Street. Great Curb Appeal With A Patterned Concrete 3-Car Driveway And Upgraded Front Entry. Bright Open-Concept Main Floor With Smooth Ceilings, Pot Lights, Crown Moulding, Fresh Paint, And A Renovated Kitchen With Quartz Counters, Repainted Cabinets, New Sink/Fixtures, Backsplash, And Updated Sliding Door. Family Room Features A Custom Electric Fireplace Wall.

The Second Floor Offers 3 Generous Bedrooms With Refreshed Lighting, Hardware, Paint, And Updated Bathrooms. Professionally Finished Basement Includes A Rec Room, Kitchenette, Bedroom Area, Custom Fireplace, And Travertine Bath/Laundry.

Backyard Highlights An Oversized Reinforced Concrete Patio, Mature Cedars, French Drain, And Updated Lighting. Garage Offers Mezzanine Storage, Cabinets, And Ground Concrete Finish. Prime Location—Walk To Amenities And Minutes To Top Schools, Parks, Hospital, Grocery, Vaughan Mills, Wonderland, And Hwy 400!

All Existing Appliances: GE Stainless Steel Stove, Stainless Steel Range Hood, Whirlpool Gold Stainless Steel Fridge, Frigidaire Dishwasher, GE White Washer And Dryer, All Electrical Light Fixtures, All Window Coverings, 2 Electric Fireplaces, Rheem Hot Water Tank (2023), York AC, American Standard Furnace.

Exclusion: White Freezer In Basement, TVs

Taxes - \$5,187 .42/2025 | Lot 30.05 ft x 105.09 ft

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