

# 44 Lindsay Avenue

[www.44Lindsay.com](http://www.44Lindsay.com)



Your Community  
REALTY  
**ROYAL LEPAGE**  
BROKERAGE INDEPENDENTLY OWNED & OPERATED

**Marek Kloda**  
Sales Representative

TEAM **ZOLD**

Your Home • Your Life • Your Realtors

*Working For You!*

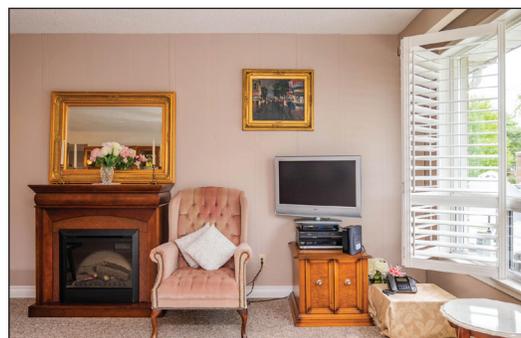
905.731.2000  
[www.teamzold.com](http://www.teamzold.com)

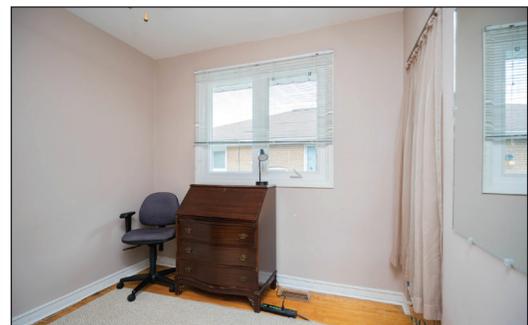


ROYAL LEPAGE  
**CHAIRMAN'S CLUB**  
NATIONAL TOP 1%  
2012-2019

**Shawn Zigelstein**  
Broker







## PUBLIC SCHOOLS

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

### Maple Leaf PS

Designated Catchment School  
Grades PK to 8  
155 Longford Dr

### 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:

### Above and Beyond Learning Experience

Grades 1 to 12  
1220 Stellar Dr

### Above and Beyond Learning Experience

Grades 1 to 12  
1220 Stellar Dr

## 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

### ÉÉC 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

### Newmarket & District Christian Academy

Grades K to 8  
221 Carlson Dr

### AIS Montessori and Elementary School

Grades PK to 8  
415 Pickering Crescent

### Country Garden Montessori Academy

Grades PK to 12  
601 Newpark Blvd

## 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.



### Newmarket Heights Community Parkette

253 Penn Ave

3 min

### Rogers Park

170 London Rd

5 min

### Maple Leaf Recreation Park

155 Longford Dr

3 min

### FACILITIES WITHIN A 20 MINUTE WALK

4 Playgrounds      3 Sports Fields  
1 Basketball Court      1 Splash Pad  
2 Ball Diamonds      1 Track  
2 Multi-Use Pads      1 Picnic Facilities

## TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 2 minute walk away and the nearest rail transit stop is a 11 minute walk away.

**Nearest Rail Transit Stop**  
Newmarket GO

11 min

**Nearest Street Level Transit Stop**  
Longford Dr / Newbury Dr

2 min

## SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a hospital, a police station, and a fire station within 1.96km.

### 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**



## HoodQ

Disclaimer: These materials have been prepared for shawn@eamzold.com and are not intended to solicit buyers or sellers currently under contract with a brokerage. By accessing this information you have agreed to our terms of service, which are hereby incorporated by reference. This information may contain errors and omissions. You are not permitted to rely on the contents of this information and must take steps to independently verify its contents with the appropriate authorities (school boards, governments etc.). As a recipient of this information, you agree not to hold us, our licensors or the owners of the information liable for any damages, however caused.



\*\*\*ATTENTION INVESTORS AND FIRST TIME HOME BUYERS!\*\*\*

Featuring: 3+1 Bedroom Semi With Separate Entrance To Basement Apartment, Upgraded Electrical To 100Amps, Gas Furnace (2004), Driveway (2004) Shingles (2005), AC (2006), Water Softener (2019). Great Fenced Backyard, Basement Previously Registered In 2004 As A Legal Accessory Dwelling With The Town Of Newmarket (Buyer and Buyer's Agent To Confirm With The City Current Status). Situated In Desirable Part Of Newmarket Near Viva Bus, Schools And Shopping, Plazas, Upper Canada Mall, Parks And More!

EXTRAS: All Electric Light Fixtures, All Window Coverings, 2 Fridges, 2 Stoves, Dishwasher (2016), 2 Washers And 2 Dryers, HWT (Owned), Garden Shed.Coverings, HWT (Owned), Garden Shed.

Lot Size: 32.5 x 95 Ft      Taxes: \$3,222.39/2019

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