

44 Richard Coulson Crescent

www.44RichardCoulson.com



ROYAL LEPAGE
CHAIRMAN'S CLUB
NATIONAL TOP 1%
2012-2020

Shawn Zigelstein
Broker

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Your **Community**[™]
REALTY

ROYAL LEPAGE

BROKERAGE INDEPENDENTLY OWNED & OPERATED

44 Richard Coulson Crescent

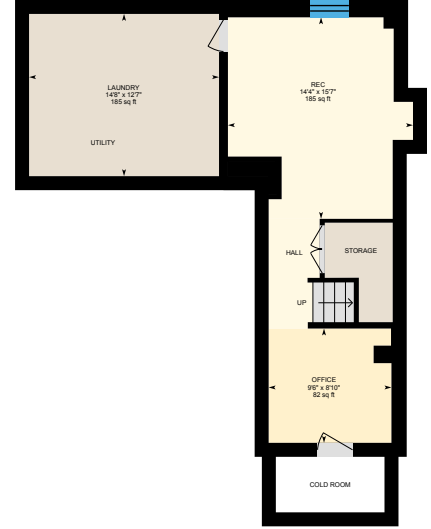
Main Level



Upper Level



Lower Level





PUBLIC SCHOOLS

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

Wendat Village PS

Designated Catchment School
Grades PK to 8
99 Reeves Way Blvd

Stouffville District SS

Designated Catchment School
Grades 9 to 12
801 Hoover Park 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

CATHOLIC SCHOOLS

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

St Brendan CS

Grades PK to 8 (Assigned)
751 Hoover Park Dr

École catholique Pape-François

Grades PK to 12 (Assigned)
276 Sunset Blvd

St Brother André Catholic HS

Grades 9 to 12 (Assigned)
6160 16th Ave

PRIVATE SCHOOLS

The private schools nearest to you are:



MindTech Montessori School North Campus

Grades PK to 8
1 Dickson Hill Rd

Stouffville Christian School

Grades PK to 8
3885 Stouffville Rd

MindTech Montessori School East Campus

Grades PK to 8
8961 Ninth Line

Country Casa Academy

Grades 1 to 8
15018 ON-48

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.



Gar Lehman Park

Gar Lehman Ave



3 min

Byer's Pond Park

Byers Pond Way



11 min

Reeves Way Parkette

Reeves Way Blvd



9 min

FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|-------------------|---------------------|
| 1 Pool | 4 Playgrounds |
| 2 Sports Fields | 3 Basketball Courts |
| 1 Splash Pad | 1 Ball Diamond |
| 1 Rink | 1 Community Centre |
| 1 Skateboard Park | 3 Trails |
| 2 Multi-Use Pads | 1 Fitness Room |

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 19 minute walk away.

Nearest Rail Transit Stop

Stouffville GO



19 min

Nearest Street Level Transit Stop

Reeves Way Blvd / Joseph Todd Av



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 8.35km.

Markham Stouffville Hospital

381 Church St

Fire Station

100 Weldon Rd

Police Station

111 Sandiford Drive

CONVENIENCE

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

Coffee

Icon of a coffee cup

Gym

Icon of a person at a gym

Grocery

Icon of a shopping cart

Gas Station

Icon of a gas pump



OUTSTANDING FAMILY HOME ON A GREAT QUIET CRESCENT

This 3 Bedroom Open Concept Home Has Been Maintained And Upgraded By The Owners To A Level That Few Homes Compare To. The Pride Of Ownership Shines Through With A Wonderful Design, Great Room Sizes, Professionally Finished Basement, 2-Tiered Deck, And So Many More Great Features. This Home Is A Quick Walk To Schools, Parks, Trails, And Close To Shopping, Restaurants And Go Train.

Extras: Gourmet Kitchen Appliances (JennAir Black Side-By-Side Fridge, Brand New Whirlpool Stainless Steel Gas Stove, Brand New Whirlpool Stainless Steel Built-In Microwave, Bosch Back Built-In Dishwasher), LG White Washer, Whirlpool White Dryer, Oak Staircase, All Electrical Light Fixtures, Pot Lights, All Window Coverings, Gas Fireplace, Garage Door Opener and Remotes, Furnace, A/C, Humidifier, CVAC and All Attachments, Brand New Water Softener And A Great Stone Walkway And Patio.

Taxes: \$4,405.90/2020 Lot: 35.20 ft x 85.30 ft