

4 Avoca Drive

www.4Avoca.com



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

Shawn Zigelstein
Broker

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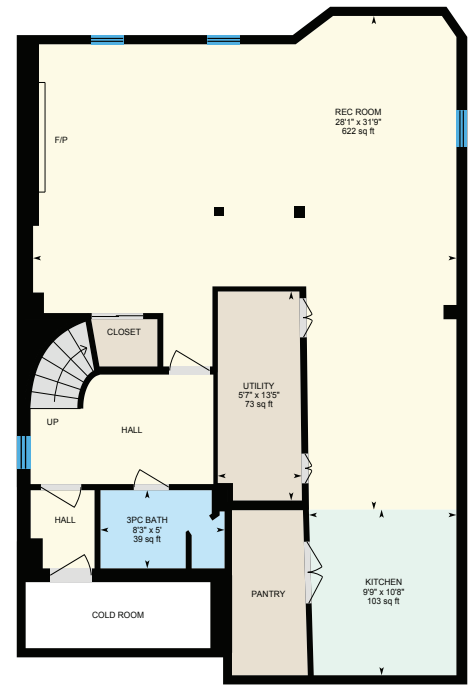
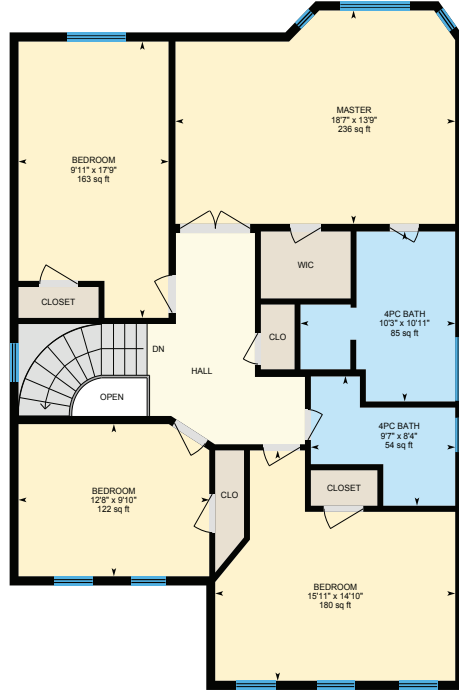
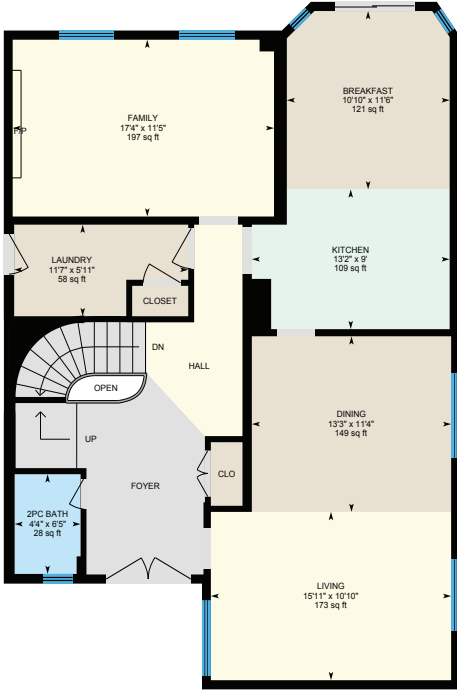
905.731.2000
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Your **Community**[™]
REALTY

ROYAL LEPAGE

BROKERAGE INDEPENDENTLY OWNED & OPERATED

4 Avoca Drive, Markham





PUBLIC SCHOOLS

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

Unionville Meadows PS

Designated Catchment School
Grades PK to 8
355 South Unionville Ave

Markville SS

Designated Catchment School
Grades 9 to 12
1000 Carlton Rd

Académie de la Moraine

Designated Catchment School
Grades PK to 6
115 George St

ÉC Norval-Morrisseau

Designated Catchment School
Grades 7 to 12
51 Wright St

ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

Msgr Fraser College (SAL NE Campus)

Grades 9 to 12
100 Fundy Bay Blvd



CATHOLIC SCHOOLS

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

St John XXIII Catholic ES

Grades PK to 8 (Assigned)
125 Krieghoff Ave

ÉC Sainte-Marguerite-Bourgeoys-Markham

Grades PK to 8 (Assigned)
111 John Button Blvd

St Augustine Catholic HS

Grades 9 to 12 (Assigned)
2188 Rodick Rd

ÉC Renaissance

Grades 7 to 12 (Assigned)
700 Bloomington Rd

PRIVATE SCHOOLS

The private schools nearest to you are:



Carlton Prep Academy

Grades 9 to 12
4681 Hwy 7

Alathena International Academy - Markham

Grades 9 to 12
8515 McCowan Rd

Kennedy Montessori Private School

Grades PK to 8
7781 Kennedy Rd

Somerset Academy

Grades PK to 8
7700 Brimley Rd

PARKS & REC.

This home is located in park heaven, with 4 parks and 9 recreation facilities within a 20 minute walk from this address.



Avoca Park

Avoca Dr



6 min

Mildred Temple Park

Hwy 7



6 min



Ray Street Park

99 South Unionville Ave



6 min

FACILITIES WITHIN A 20 MINUTE WALK

2 Playgrounds
1 Splash Pad
3 Trails

1 Basketball Court
1 Skateboard Park
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 minute walk away and the nearest rail transit stop is a 18 minute walk away.



Nearest Rail Transit Stop

Unionville GO



18 min



Nearest Street Level Transit Stop

Kennedy Rd / Avoca Dr



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 6.42km.



Scarborough Health Network - Birchmount Campus

3030 Birchmount Rd



Fire Station

316 Main St



Police Station

8700 McCowan Road

CONVENIENCE

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



Coffee



Gym



Grocery



Gas Station



HoodQ

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PRIME SOUTH UNIONVILLE FAMILY HOME

This Amazing Home Has Been Maintained By The Original Owners And Is Ready For You To Move In And Enjoy. Immaculately Clean It Features A Renovated Kitchen, Professionally Finished Basement With Full Bathroom, Living Area And Second Kitchen, Roof, Furnace, Windows, And So Many More Great Renovations And Updates. A Close Walk To Schools, Parks, Shopping, Restaurants, Public Transit, And Other Fantastic Amenities.

Included: All Electric Light Fixtures, All Window Coverings, All Existing Appliances: GE White Side-By-Side Fridge, GE Profile Slide-In Flat Top Stove, White Hood Fan, Kenmore White Washer and Dryer, Basement Appliances (Inglis White Fridge, Kenmore White Electrical Stove, Broan White Hood Fan), Humidifier, Furnace (2020), Electronic Air Cleaner, Air Conditioner (2020), CVAC and all attachments, Gas Fireplace (as is), Wood Fireplace, Two Garage Door Openers and Remotes, Gas Line for BBQ, California Shutters.

Excludes: Freezer in the Basement, Radio In Kitchen. Rental: Hot Water Tank.

Taxes: \$5,766.79/2020

Lot: 41.03 ft x 110.75 ft (Irregular)