

WELCOME TO

4 Marshview Ave

www.4Marshview.com



Shawn Zigelstein
Broker



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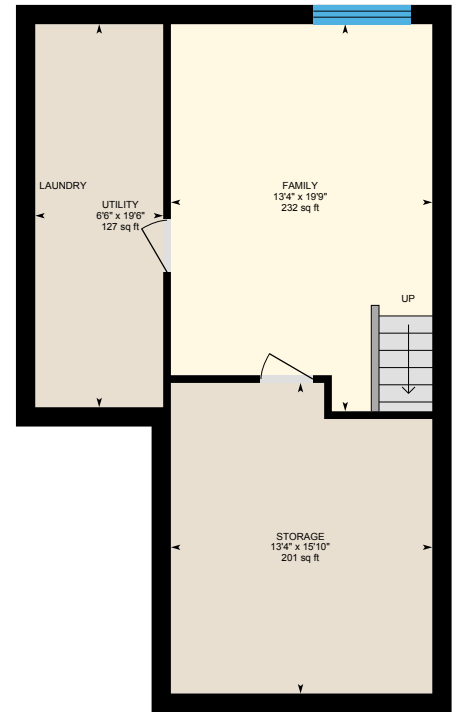
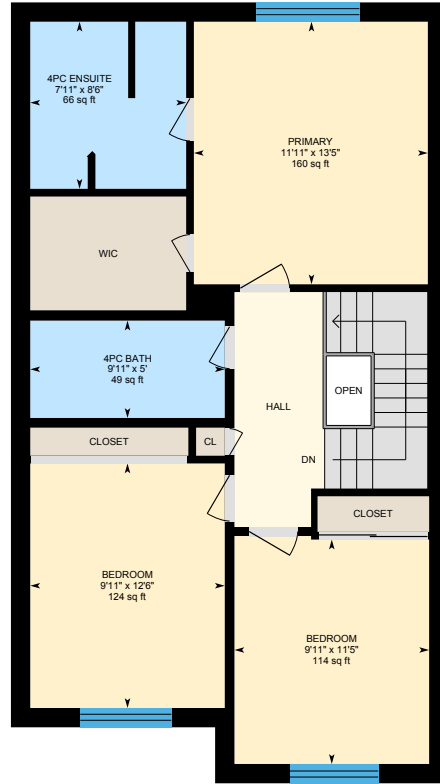
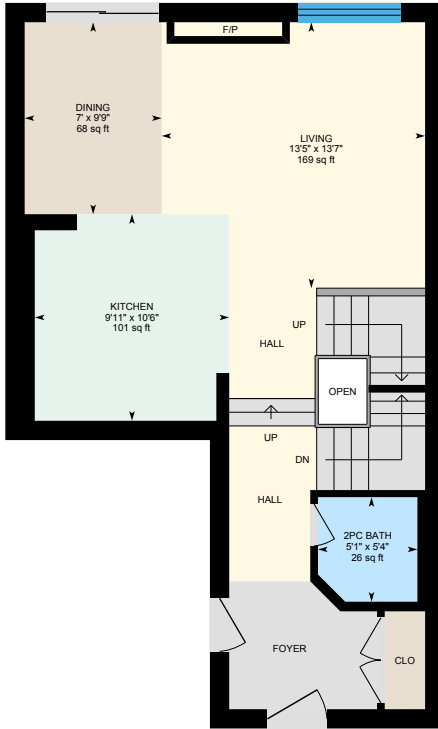
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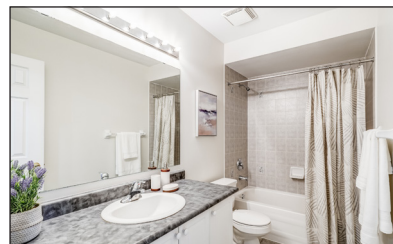
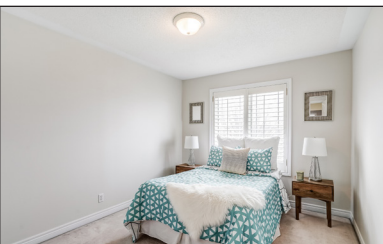
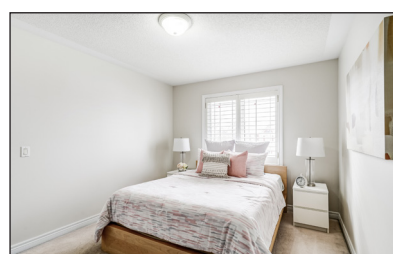
YOUR
Community
REALTY™



BROKERAGE INDEPENDENTLY OWNED & OPERATED

4 Marshview Ave, Aurora





PUBLIC SCHOOLS

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

Hartman PS

Designated Catchment School
Grades PK to 8
130 River Ridge 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

Lester B. Pearson PS

Designated Catchment School
Grades 3 to 8
15 Odin Crescent

Dr. G.W. Williams SS

Designated Catchment School
Grades 9 to 12
39 Dunning Ave

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.

St. Jerome Catholic ES

Grades PK to 8
20 Bridgenorth Dr

ÉÉC Saint-Jean

Grades PK to 6
90 Walton Dr

St. Joseph Catholic ES

Grades 1 to 8
2 Glass Dr

St. Maximilian Kolbe HS

Grades 9 to 12
278 Wellington St E

PRIVATE SCHOOLS

The private schools nearest to you are:



Aurora Preparatory Academy

Grades PK to 8
81 Industrial Pkwy N

Aurora Montessori School

Grades PK to 8
330 Industrial Pkwy N

St. Andrew's College

Grades 5 to 12
15800 Yonge St

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.



Hickson Park

155 Conover Avenue
A playground, basketball court, and soccer field.



3 mins



Chapman Park

47 McMaster Ave.
A playground and basketball court.



6 mins



Thomas Coates Park

234 Mavrinac Boulevard
A playground, basketball court, and soccer field.



5 mins



FACILITIES WITHIN A 20 MINUTE WALK

4 Playgrounds
1 Rink
2 Tennis Courts
9 Basketball Courts
3 Sports Fields
1 Splash Pad
1 Skateboard Park
2 Sports Courts
1 BMX Track
1 Trail



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 27 minute walk away.



Nearest Rail Transit Stop
Aurora GO



Nearest Street Level Transit Stop
Conover Av / Brooks 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 5.26km.



Southlake Regional Health Centre
596 Davis Dr



Fire Station
1344 Wellington St E



Police Station
240 Prospect Street

HoodQ

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WELCOME HOME TO THE CARDINAL MODEL BY MINTO HOMES

This Wonderful Townhome In The Prestigious Spring Farm Subdivision Has So Many Updates That Must Be Seen To Be Appreciated. The Home Features An Amazing Open Concept Design, Professionally Finished Basement, Hardwood Floors, Pot Lights, Crown Mouldings, Custom Stone Surrounding The Gas Fireplace, Gourmet Kitchen Complete With Granite Counters, Stainless Steel Appliances, LED Lit Centre Island, And A Custom Pantry With Barn Door For Easy Access. The Fully Fenced Yard Has A Stunning Deck, Interlock Patio And Hot Tub. The Functional Layout And Great Room Sizes Give You So Many Different Options On Living Space For You And Your Family. Wait Till You See The Area As It's Close To Amazing Parks, Schools, Transit, Shopping, Golf Courses And Walking Trails. Book Your Visit Today Before It's Gone.

All Existing Appliances: Frigidaire Professional Stainless Steel French Door Fridge, Kitchen Aid Stainless Steel Flat Top Stove, GE Stainless Steel Hood Fan, Miele Incognito Stainless Steel Built-In Dishwasher (As Is); Samsung Grey Washer and Dryer, All Window Coverings, All Electrical Light Fixtures, Closet Organizers, Gas Fireplace, Electric Fireplace in Basement (As Is), Oak Flooring, Oak Staircase, Hot Water Tank, Furnace, A/C, R/I For Bathroom in the Basement, Garage Door Opener and Remote, Shelving and Sink in the Garage, Firepit, Hot Tub (As Is), Interlock Patio.

Excluded: Speakers in the Basement, all TVs.

Lot: 21.33 ft x 98.43 ft. | Taxes: \$4,235.79/2022

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