

4 Norm Goodspeed Drive | UXBRIDGE

SCHOOLS

With excellent assigned and local public schools near this home, your kids will get a great education in the neighbourhood.



Quaker Village PS

Designated Catchment School
Grades PK to 8
295 Brock St W

Uxbridge PS

Designated Catchment School
Grades 1 to 8
64 Victoria Dr

Uxbridge SS

Designated Catchment School
Grades 9 to 12
127 Planks Ln

É Éléon Ronald-Marion

Designated Catchment School
Grades PK to 6
2235 Brock Rd

ÉS Ronald-Marion

Designated Catchment School
Grades 7 to 12
2235 Brock 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.



Uxbridge Historical Centre / Quaker Hill
7239 Conc. 6
 2 mins

South Balsam Park
S Balsam St
 3 mins

Uxbridge Arena & Community Centre / Quaker Common
291 Brock Street West
 5 mins

FACILITIES WITHIN A 20 MINUTE WALK

4 Playgrounds
1 Arena
2 Rinks
2 Tennis Courts
1 Ball Diamond
1 Sports Field
1 Community Centre
1 Splash Pad
1 Sports Court
1 Outdoor Games Facility
4 Trails
1 Arts/Performance Facility

TRANSIT

For convenient travel around the city, public transit is accessible from this home.

Nearest Street Level Transit Stop
Toronto Southbound at Campbell
 16 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 1.59km.

Markham Stouffville Hospital - Uxbridge Site
4 Campbell Dr

Fire Station
301 Brock St W

Police Station
34 Brock Street West



Scan to view more information!

www.4NormGoodspeed.com



Call us for more information on this beautiful home!

4 Norm Goodspeed Drive

Welcome To 4 Norm Goodspeed Drive

A Beautifully Maintained Freehold Bungalow Townhouse With A Double-Car Garage In Highly Sought-After Butternut Village, Uxbridge. Offering 2+1 Bedrooms, 2 Full Bathrooms And A Thoughtfully Designed Open-Concept Layout, This Versatile Home Is Ideal For Downsizers, Empty Nesters, Retirees, First-Time Buyers Or Those Seeking Flexible Space For Family And Guests. The Bright Main Floor Features A Spacious Living And Dining Area With A Cozy Electric Fireplace, Seamlessly Connected To The Generous Kitchen, Creating An Inviting Setting For Everyday Living And Entertaining. Convenient Main-Floor Laundry And A Second Bedroom Complete The Main Level. The Finished Lower Level Expands The Living Space With A Large Recreation Room, Additional Bedroom And Bathroom Rough-In, Offering Excellent Potential For A Third Full Bathroom. This Flexible Lower Level Is Ideal For Guests, Extended Family, A Home Office, Hobby Space Or Additional Recreation. Step Outside To The Large Covered Private Deck And Enjoy The Peaceful Setting Backing Onto Green Pasture With No Neighbours Directly Behind. The Attached Double-Car Garage Offers Excellent Convenience With Garage Opener And Central Vacuum And Attic Access, While The Spacious Driveway Provides Ample Parking. Ideally Located Across From Butternut Manor On A Quiet, Family-Friendly Street And Just Minutes From Downtown Uxbridge, Parks, Walking Trails, Schools, Shopping, Restaurants And Everyday Amenities. Enjoy The Benefits Of Freehold Ownership Without Condo Fees, Combined With The Convenience Of Bungalow Living And The Added Flexibility Of A Finished Basement. A Rare Opportunity To Own A Move-In-Ready Home In One Of Uxbridge's Desirable Communities.



Shawn Zigelstein
Broker



Marek Kloda
Broker

TEAM ZOLD
Your Home • Your Life • Your Realtors

289-GET-ZOLD | office 416.443.0300 | **289-536-4059**

65B West Beaver Creek Rd - 2nd Floor, Richmond Hill, ON L4B 1K4
Not intended to solicit those currently under contract with another brokerage.

Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility.



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