

WELCOME TO

53 Via Jessica Drive

www.53ViaJessica.com



Sarah Norris
Sales Representative



TEAM **ZOLD**

Your Home • Your Life • Your Realtors

Working For You!

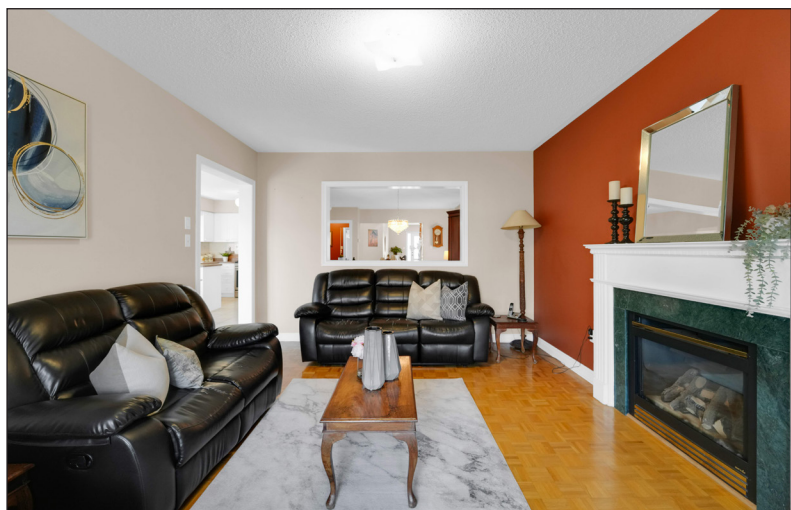
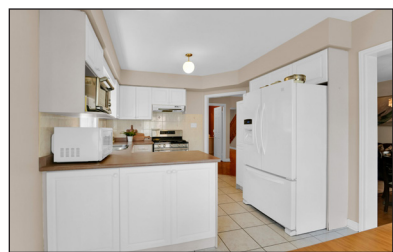
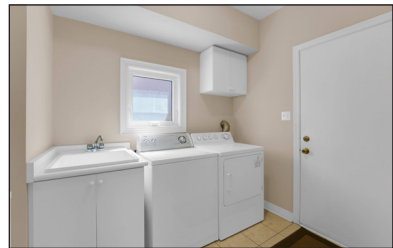
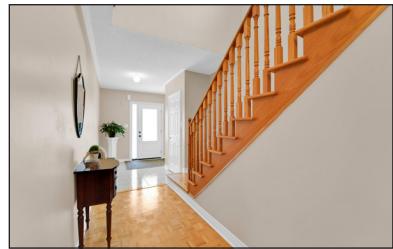
905.731.2000
www.teamzold.com

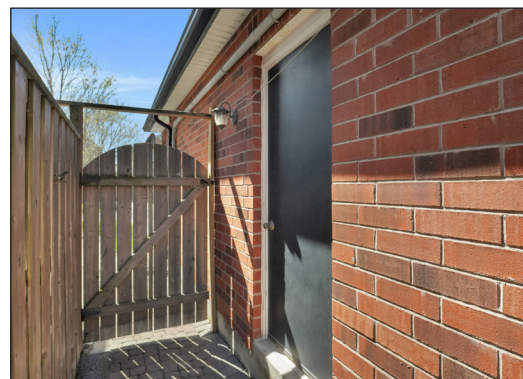


ROYAL LEPAGE
CHAIRMAN'S CLUB
NATIONAL
TOP 1%
LIFETIME MEMBER



Shawn Zigelstein
Broker





53 Via Jessica 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

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 Benedict Catholic ES

Grades PK to 8
50 Aldergrove Dr

ÉEC Sainte-Marguerite-Bourgeoys-Markham

Grades PK to 6
111 John Button Blvd

Father Michael McGivney Catholic Academy

Grades 9 to 12
5300 14th Ave

ÉSC Renaissance

Grades 7 to 12
700 Bloomington Rd

PRIVATE SCHOOLS

The private schools nearest to you are:

Wesley Christian Academy

Grades PK to 8
22 Heritage Rd

Yip's Collegiate School

Grades 9 to 12
7700 Brimley Rd

Somerset Academy

Grades PK to 8
7700 Brimley Rd

Kennedy Montessori Private School

Grades PK to 8
7781 Kennedy Rd

PARKS & REC.

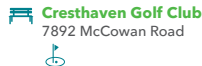
This home is located in park heaven, with 4 parks and 4 recreation facilities within a 20 minute walk from this address.



Bianca Park
Bianca Dr



4 mins



Cresthaven Golf Club
7892 McCowan Road



8 mins



Piera Valley
Piera Gardens



7 mins

FACILITIES WITHIN A 20 MINUTE WALK
1 Playground 2 Trails
1 Golf Course

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 3 minute walk away and the nearest rail transit stop is a 24 minute walk away.



Nearest Rail Transit Stop
Centennial GO



Nearest Street Level Transit Stop
South Unionville Av / George Martin



3 mins

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 5.37km.



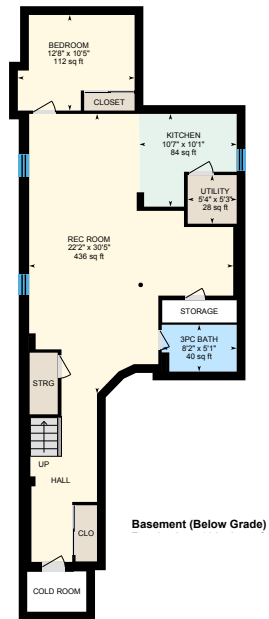
Markham Stouffville Hospital
381 Church St



Fire Station
5567 14th Ave



Police Station
8700 McCowan Road



Disclaimer: These materials have been prepared for shawn@teamzold.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, howsoever caused.

Step Into This Beautifully Upgraded Detached Home In The Highly Sought-After South Unionville Community

Offering A Perfect Blend Of Elegance And Functionality, This Stunning Residence Features A Wealth Of Updates, Making It An Ideal Choice For Families Seeking Modern Convenience And Timeless Charm. From The Moment You Arrive, The Home's Curb Appeal Impresses With Its New Windows, Roof, Garage Doors, And Striking Front Door—All Thoughtfully Upgraded To Enhance Both Beauty And Energy Efficiency. Inside, Every Detail Has Been Carefully Considered. The Main Level Showcases Spacious, Light-Filled Living Areas That Flow Seamlessly, Creating A Warm And Inviting Atmosphere. The Second Floor Boasts Exquisite Bamboo Flooring, Adding A Touch Of Sophistication While Providing Durability And Easy Maintenance.

Designed For Versatility, The Home Offers A Separate Entrance Leading To A Fully Finished Basement, Presenting A Fantastic Opportunity For An In-Law Suite Or Potential Rental Income. Whether You're Hosting Guests Or Seeking A Private Retreat, This Space Provides Endless Possibilities. Outdoor Enthusiasts Will Appreciate The Custom Stone Work That Enhances The Exterior, Adding A Refined Elegance To The Property. Perennial Gardens Augment The Serene Backyard. Nestled In A Prime Location, You're Just Steps Away From Parks, Top-Rated Schools, And Easy Access To Highway 407, Making Commuting A Breeze. Don't Miss Your Chance To Own This Spectacular Home In South Unionville—A Perfect Balance Of Upgraded Modern Features And Unbeatable Location! Schedule Your Viewing Today And Experience The Charm And Convenience For Yourself.

Extras: All Existing Main Floor Appliances: Kenmore White Side-By-Side Refrigerator, Samsung Stainless Steel Gas Range, White Rangehood, Samsung Stainless Steel Built-In Dishwasher, Inglis White Washer and GE Profile White Dryer; Basement Appliances: White Jenn-Air Gas Stove, White Milano Range Hood, White Refrigerator, All Electrical Light Fixtures, All Window Coverings, Gas Fireplace, Electric Fireplace in Basement, Furnace, AC, Garage Door Opener and Remote, Security System, Cold Cellar. Rental: Hot Water Tank

Taxes: \$6,546.06 / 2024 | Lot: 36.65 ft x 114.96 ft

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