

WELCOME TO

542 Chancellor Drive

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Shawn Zigelstein
Broker



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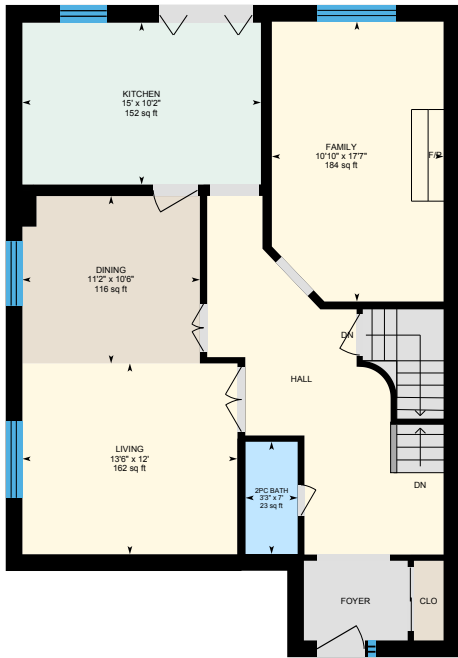
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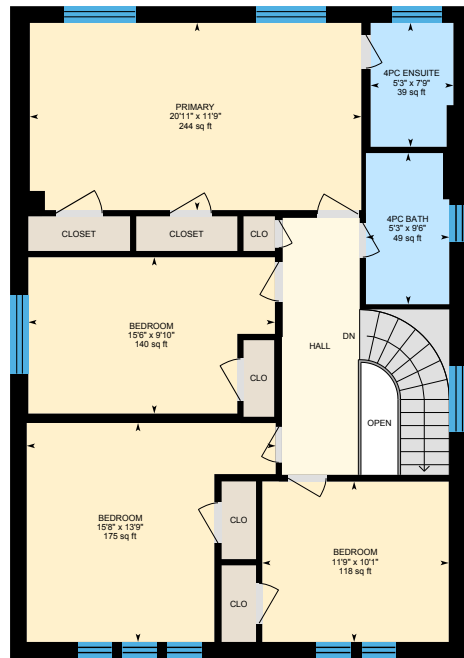
ROYAL LEPAGE

BROKERAGE INDEPENDENTLY OWNED & OPERATED

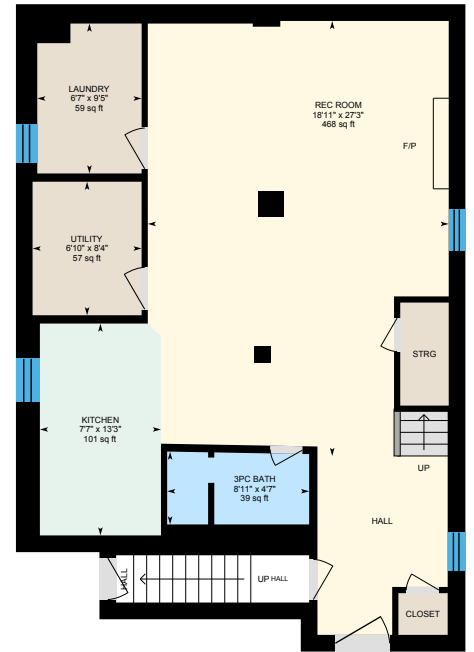
542 Chancellor Drive, Vaughan



Main Floor

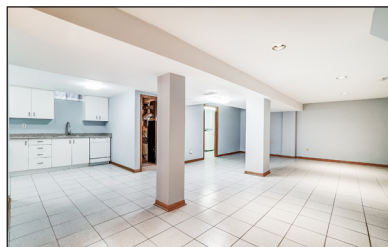
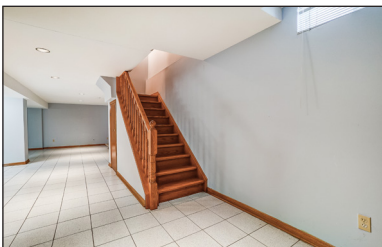


2nd Floor



Basement (Below Grade)





PUBLIC SCHOOLS

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

Blue Willow PS

Designated Catchment School
Grades PK to 8
250 Blue Willow Dr

ÉÉ La Fontaine

Designated Catchment School
Grades PK to 6
10110 Islington Ave

ÉS Norval-Morrisseau

Designated Catchment School
Grades 7 to 12
51 Wright St

Elder's Mills PS

Designated Catchment School
Grades 2 to 8
120 Napa Valley Ave

Woodbridge College

Designated Catchment School
Grades 9 to 12
71 Bruce St

Other Local Schools

Melody Village Junior School
Grades PK to 8
520 Silverstone Dr

ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

St Luke Catholic Learning Centre

Grades 9 to 12
8787 Weston Rd

Msgr Fraser College (Norfinch Campus)

Grades 9 to 12
45 Norfinch Dr



CATHOLIC SCHOOLS

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

Immaculate Conception Catholic ES

Grades PK to 8 (Assigned)
500 Aberdeen Ave

St John Bosco Catholic ES

Grades 1 to 8 (Assigned)
199 Belview Ave

ÉÉC Le-Petit-Prince

Grades PK to 6 (Assigned)
79 Avro Rd

Father Bressani Catholic HS

Grades 9 to 12 (Assigned)
250 Ansley Grove Rd

PRIVATE SCHOOLS

The private schools nearest to you are:



Vaughan Baptist Christian Academy

Grades 1 to 10
8286 Islington Ave

Maple Leaf Montessori School

Grades PK to 6
8142 Islington Ave

King Heights Academy

Grades PK to 8
28 Roytec Rd

Rock Community Christian School

Grades PK to 7
249 Clarence St

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.



George Stegman Park

460 Aberdeen Ave



4 min

Robert Watson Memorial Park

561 Aberdeen Ave



5 min

Chancellor District Park & Community Centre

430 Chancellor Dr



4 min

FACILITIES WITHIN A 20 MINUTE WALK

- 1 Pool
- 10 Sports Fields
- 4 Basketball Courts
- 1 Ball Diamond
- 1 Community Centre
- 1 Gym
- 3 Playgrounds
- 6 Tennis Courts
- 1 Splash Pad
- 1 Rink
- 2 Multi-Use Pads
- 7 Lawn
- Bowling/Bocces



TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 2 minute walk away and the nearest rail transit stop is a 44 minute walk away.

Nearest Rail Transit Stop

Vaughan Metropolitan Centre Station

Nearest Street Level Transit Stop

Aberdeen Av / Chancellor Dr



2 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 6.45km.

Cortellucci Vaughan Hospital

3200 Major MacKenzie Dr W

Fire Station

2 Fieldstone Dr

Police Station

40 Norfinch Dr

CONVENIENCE

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

Coffee



Gym



Grocery



Gas Station



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METICULOUSLY MAINTAINED FAMILY HOME AVAILABLE FOR THE FIRST TIME

This 4 Bedroom Home Has Been Loved By The Original Owners And Is Ready For Your Personal Touch To Make It Yours. The Layout On This Home Is Unbeatable, And So Many Upgrades Have Been Completed Over The Years Including The Roof, Windows, Appliances, Furnace, AC, Garage Door, And So Many More Other Wonderful Improvements. The Home Also Has A Separate Entrance To A Basement In Law Suite Complete With A Full Kitchen, Bathroom And A Massive Living Space. The Layout For This Home Is Great For Entertaining And The Private Yard Is Great For Your Summer Parties And Picking Your Own Vegetables Out Of The Garden. Located In A Wonderful Established East Woodbridge Community Close To Parks, Schools, Public Transit Including The New Vaughan Subway, And Access To The 407 And Hwy 400 Are Just Around The Corner. Come Book Your Visit Today, This Home Is Waiting For You And Your Family.

Extras:

All Existing Main Floor Appliances: (Bosch Built-In Stainless Steel Dishwasher, KitchenAid Stainless Steel Flat Top Stove, Allure Stainless Steel Hood Fan, Maytag French Door Stainless Steel Fridge); All Existing Basement Appliances: (Whirlpool Gold White Fridge, GE Profile White Gas Stove, Allure White Hood Fan, Kenmore White Built-In Dishwasher; LG White Washer and Dryer), GE White Fridge in Garage, All Window Coverings, Newer Windows, All Electrical Light Fixtures, CVAC and Hose, Oak Staircase, 100 AMP Electrical Service, 2 Fireplaces, Alarm (Not monitored), Newer Garage Door, Garage Door Opener, Roof (2020).

Rental Items: Hot Water Tank; Furnace & A/C

Lot: 37.40 Ft x 119.09 Ft | Taxes: \$4,763.53/2021

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