

WELCOME TO

715-277 South Park Road



**Shawn
Zigelstein**
Broker

TEAM **ZOLD**

Your Home • Your Life • Your Realtors

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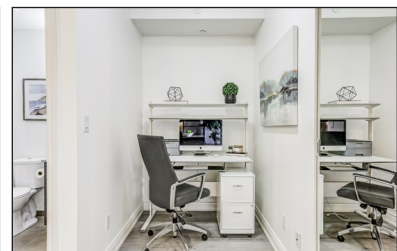
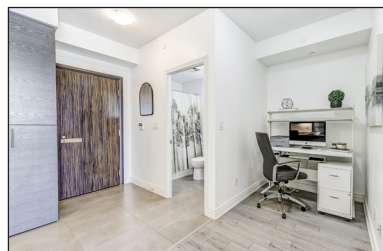
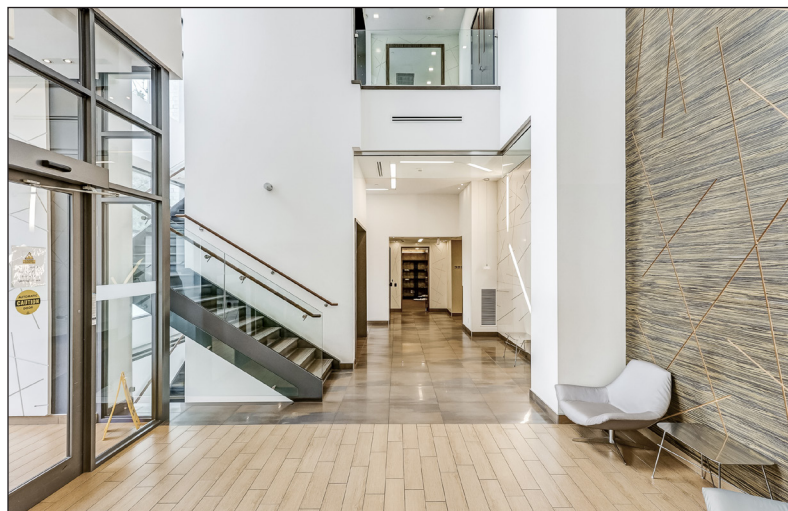
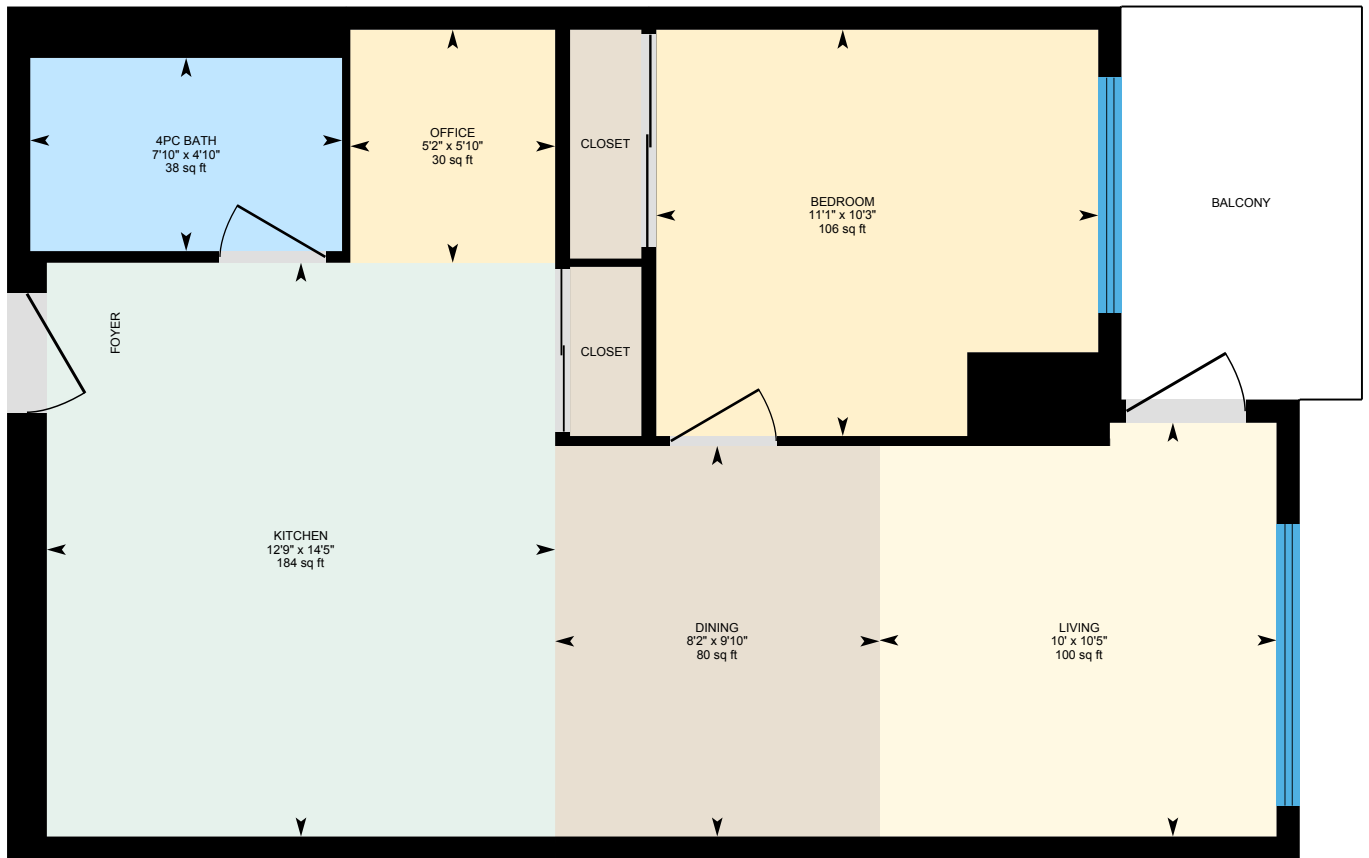
ROYAL LEPAGE
CHAIRMAN'S CLUB
NATIONAL
TOP 1%
LIFETIME MEMBER

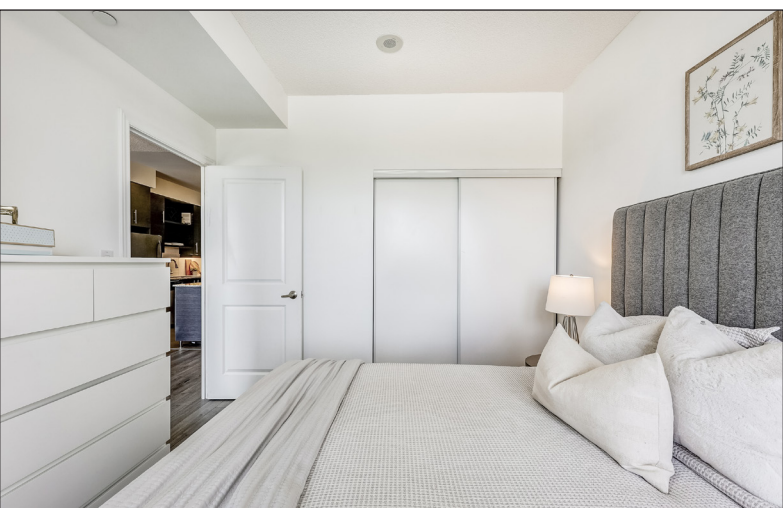
Your Community
REALTY™

ROYAL LEPAGE

BROKERAGE INDEPENDENTLY OWNED & OPERATED

715-277 South Park Road, Toronto





PUBLIC SCHOOLS

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

Adrienne Clarkson PS

Designated Catchment School
Grades 1 to 8
68 Queens College Dr

Académie de la Moraine

Designated Catchment School
Grades PK to 6
115 George St

ÉS Norval-Morriseau

Designated Catchment School
Grades 7 to 12
51 Wright St

Doncrest PS

Designated Catchment School
Grades PK to 8
124 Blackmore Ave

Thornlea SS

Designated Catchment School
Grades 9 to 12
8075 Bayview Ave

Other Local Schools

**Lester B. Pearson
Elementary School**
Grades K to 8
7 Snowcrest Ave

ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

IAMSS Private School

Grades 1 to 8
160 Dudley Ave

Kayla's Children Centre

Grades PK to 8, Ungraded
36 Atkinson Ave

CATHOLIC SCHOOLS

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

St Rene Goupil-St Luke Catholic ES

Grades PK to 8
135 Green Ln

ÉEC Sainte-Marguerite- Bourgeoys-Markham

Grades PK to 6
111 John Button Blvd

St Robert Catholic HS

Grades 9 to 12
8101 Leslie St

ÉSC Renaissance

Grades 7 to 12
700 Bloomington Rd

PRIVATE SCHOOLS

The private schools nearest to you are:



TMS School - Bayview

Grades PK to 8
8569 Bayview Ave

Brown Academy

Grades 9 to 12
650 Hwy 7 East

Green High School

Grades 9 to 12
300 John St

Milton Prep Academy

Grades 9 to 12
675 Cochrane Dr

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.



Saddlecreek Park

South Park Rd



3 mins



Dollar Hamlet Park

Suncrest Blvd



5 mins



Leitchcroft Park

South Park Rd



4 mins

FACILITIES WITHIN A 20 MINUTE WALK

3 Playgrounds
2 Tennis Courts
1 Basketball Court
2 Sports Fields
1 Splash Pad
1 Skateboard Park
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 2 minute walk away and the nearest rail transit stop is a 35 minute walk away.



Nearest Rail Transit Stop

Langstaff GO



Nearest Street Level Transit Stop

South Park Rd Stop # 1026



2 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 5.99km.



Mackenzie Richmond Hill Hospital

10 Trench St



Fire Station

7801 Bayview Ave



Police Station

171 Major Mackenzie Drive West

HoodQ

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Welcome To The Vibrant Community Of Eden Rock II In Markham

This Meticulously Designed 1+1 Bedroom Condo With 2 Parking Spots Offers A Harmonious Blend Of Comfort, Style, And Convenience. As You Step Inside, You'll Be Greeted By An Open-Concept Living Space That Seamlessly Integrates The Kitchen, Dining Area, And Living Room. The Flow Of Natural Light Creates An Inviting Ambiance, Perfect For Both Relaxation And Entertaining Guests. Whether You're Hosting A Dinner Party Or Enjoying A Cozy Movie Night, This Condo Provides Ample Room For Entertaining. The Spacious Living Area Allows For Versatile Furniture Arrangements, And The Kitchen Boasts Modern Appliances And Plenty Of Counter Space. Imagine Waking Up To Sun-Kissed Mornings And Sipping Your Coffee On The Balcony While Taking In The Panoramic Views. The South-Facing Exposure Ensures Abundant Natural Light Throughout The Day, Creating A Warm And Cheerful Atmosphere. Step Outside Onto Your Private Balcony And Enjoy A Breath Of Fresh Air. Its The Perfect Spot To Unwind, Read A Book, Or Simply Soak In The Views Of The Surrounding Greenery. Eden Rock II Offers An Array Of Amenities That Enhance Your Lifestyle: Fitness Center: Stay Active Without Leaving The Building. Indoor Pool: Take A Refreshing Swim Year-Round. Party Room: Host Gatherings And Celebrations With Ease. Concierge Service And Security: Enjoy The Convenience Of Professional Assistance 24/7. Visitor Parking: Your Guests Will Appreciate The Hassle-Free Underground Parking. Nestled In The Heart Of Markham, This Condo Is Close To Everything You Need. Explore Nearby Parks, Dine At Local Restaurants, And Commuters Will Appreciate Easy Access To Major Highways And Public Transit. From Hardwood Floors To Sleek Cabinetry, Every Detail Has Been Carefully Chosen To Elevate Your Living Experience. In Summary, This 1+1 Condo At Eden Rock II Offers A Harmonious Blend Of Comfort, Convenience, And Style. Don't Miss Out On The Opportunity To Make It Your Own! All Existing Stainless Steel Appliances: Frigidaire Fridge, Whirlpool Built-In Dishwasher, Whirlpool Flat Top Stove, Sakura Range Hood, Samsung White Washer and Whirlpool White Dryer, All Window Coverings, All Electrical Light Fixtures

Maintenance Fees: \$501.75/month | Taxes: \$2,180.29/2023

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

