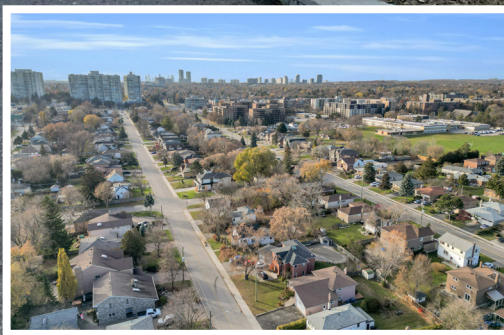
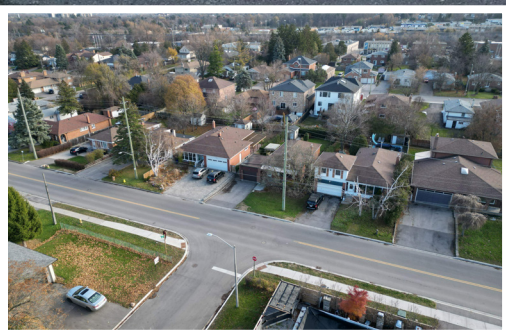


WELCOME TO

81 Clark Avenue

www.81clark.com



Shawn Zigelstein
Broker



ROYAL LEPAGE
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905.731.2000

81 Clark Avenue, Thornhill

Main Floor Exterior Area 1128.94 sq ft
Interior Area 1047.58 sq ft
Excluded Area 280.28 sq ft



Basement Exterior Area 165.16 sq ft
Interior Area 79.05 sq ft
Excluded Area 925.47 sq ft





81 Clark Avenue, Thornhill

PUBLIC SCHOOLS

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

És Étienne-Brûlé

Designated Catchment School
Grades 7 to 12
300 Banbury Rd

ÉÉ Paul-Demers

Designated Catchment School
Grades PK to 6
100 Ravel Rd

Other Local Schools

Claude Watson School for the Arts

Grades 4 to 8
130 Doris Ave

Lester B. Pearson Elementary School

Grades K to 8
7 Snowcrest Ave

Northview Heights Secondary School

Designated Catchment School
Grades 9 to 12
550 Finch Ave W

R. J. Lang Elementary and Middle School

Designated Catchment School
Grades PK to 8
227 Drewry Ave

ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

Avondale Secondary Alternative School

Grades 10 to 12
24 Silverview Drive

Drewry Secondary School

Grades 9 to 12
70 Drewry 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

ÉÉC 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:



Green Road High School

Grades 9 to 12
7191 Yonge St

Albion School

Grades 9 to 12
20 Tangreen Court

Shmuel Zahavy Cheder Chabad School

Grades PK to 8
148 Thornridge Dr

Green High School

Grades 9 to 12
300 John 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.



Doreen Quirk Park
Henderson Ave



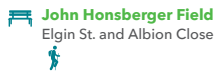
3 mins



Grandview Park
Grandview Ave



8 mins



John Honsberger Field
Elgin St. and Albion Close



8 mins

FACILITIES WITHIN A 20 MINUTE WALK

3 Playgrounds
4 Ball Diamonds
1 Rink
2 Sports Fields
2 Tennis Courts
2 Sports Courts
3 Basketball Courts
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 5 minute walk away and the nearest rail transit stop is a 41 minute walk away.



Nearest Rail Transit Stop
Finch Station



Nearest Street Level Transit Stop
Henderson Av / Clark Av



5 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 5.91km.



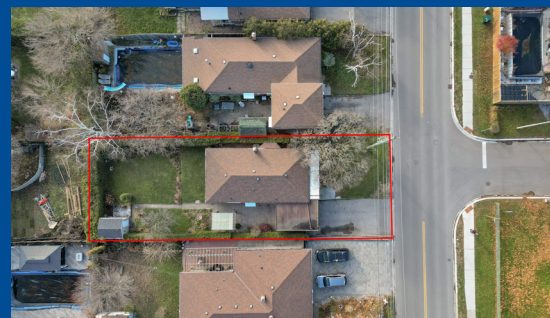
North York General Hospital
4001 Leslie St



Fire Station
7801 Bayview Ave



Police Station
30 Ellerslie Ave



Welcome To This Charming Bungalow Nestled In The Heart Of Prime Thornhill

Offering An Exceptional Opportunity To Own A Home On A Rare 50 X 130 Ft Private Lot. Surrounded By Mature Trees And Set In One Of The Community's Most Sought-After Pockets, This Property Combines Timeless Appeal With Modern Updates, Making It The Perfect Canvas For Your Dream Home. Step Inside To Find Hardwood Floors, Spacious And Well-Proportioned Rooms, And A Functional Layout That Maximizes Natural Light. The Main Level Features A Warm And Inviting Living Space, Ideal For Both Family Gatherings And Quiet Evenings. A Separate Entrance To The Basement Provides Endless Possibilities—Whether You Envision An In-Law Suite, Rental Potential, Or A Personalized Recreation Area.

This Home Has Been Thoughtfully Maintained With Numerous Mechanical Updates Already Completed, Giving Peace Of Mind To The Next Owner. Updated Improvements Include The Roof, Furnace, Air Conditioning, And Windows, Ensuring Efficiency And Comfort For Years To Come. With The Essentials Taken Care Of, You Can Focus On Customizing The Finishes And Design To Suit Your Personal Style.

The Expansive Lot Offers Privacy And Room To Grow, Whether You Dream Of Lush Gardens, Outdoor Entertaining Spaces, Or Even Future Expansion. Located In A Family-Friendly Neighborhood, You'll Enjoy Proximity To Top-Rated Schools, Parks, Shopping, Transit, And All The Conveniences That Make Thornhill Living So Desirable.

This Is A Rare Chance To Secure A Property That Blends Location, Lot Size, And Solid Updates With Unlimited Potential. Move In And Enjoy, Renovate To Taste, Or Build New—The Choice Is Yours. Don't Miss The Opportunity To Make This Bungalow The Foundation Of Your Next Chapter In Thornhill. All Existing Appliances: Roper White Stove, Allure White Hoodfan, Bosch Black Built-In Dishwasher, Whirlpool White Fridge, Basement Appliances: Kenmore White Fridge and Kenmore White Freezer, Kenmore White Washer and Dryer, All Window Coverings, All Electrical Light Fixtures, Furnace, Electronic Air Cleaner, Garden Shed. Rental – Hot Water Tank

Lot: 50ft x 130ft | Taxes: \$6,308.49 / 2025

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