

WELCOME TO

*83 Klamath Court*

[www.83Klamath.com](http://www.83Klamath.com)



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

**Shawn Zigelstein**  
Broker

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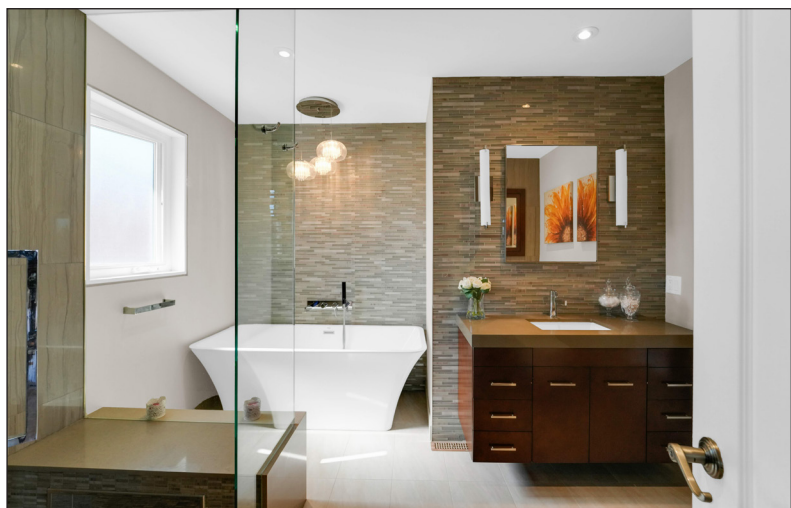
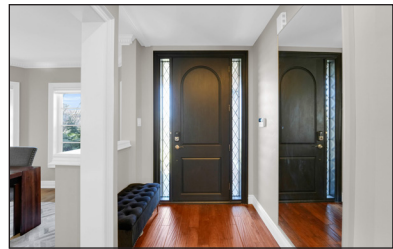
YOUR **Community**  
REALTY™

**ROYAL LEPAGE**

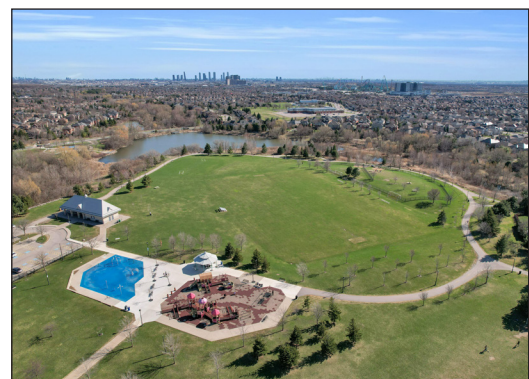
BROKERAGE INDEPENDENTLY OWNED & OPERATED

905.731.2000











# 83 Klamath Court, Maple

## PUBLIC SCHOOLS

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

### Mackenzie Glen PS

Designated Catchment School  
Grades PK to 8  
575 Melville Ave

### ÉE 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

### Julliard PS

Designated Catchment School  
Grades 2 to 8  
61 Julliard Dr

### Maple HS

Designated Catchment School  
Grades 9 to 12  
50 Springside Rd

## ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

### St Luke Catholic Learning Centre

Grades 9 to 12  
8787 Weston Rd

### YRDSB Continuing Education

Grades 9 to 12  
11160 Yonge St

## CATHOLIC SCHOOLS

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

### St Joan of Arc Catholic HS

Grades 9 to 12  
1 St Joan of Arc Ave

### Divine Mercy Catholic ES

Grades PK to 8  
251 Melville Ave

### ÉEC Le-Petit-Prince

Grades PK to 6  
79 Avro Rd

### ÉSC Renaissance

Grades 7 to 12  
700 Bloomington Rd

## PRIVATE SCHOOLS

The private schools nearest to you are:



### Rutherford Private School

Grades PK to 12  
4789 Yonge St

### Roots Private School

Grades PK to 6  
10195 Keele St

### Evergreen Leadership Academy

Grades PK to 8  
2701 Rutherford Rd

### North Hill Private School

Grades PK to 3  
9555 Weston 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.



### Breta / H&R Park

19 Silmore Court  
4 mins



4 mins



### Cranston Park

221 Cranston Park Ave  
7 mins



7 mins



### Mackenzie Glen District Park

220 Cranston Park Ave  
6 mins



6 mins

**FACILITIES WITHIN A 20 MINUTE WALK**  
4 Playgrounds  
2 Basketball Courts  
3 Sports Fields  
3 Splash Pads  
1 Sports Court  
2 Outdoor Games  
Facilities  
2 Trails

## TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away and the nearest rail transit stop is a 31 minute walk away.

**Nearest Rail Transit Stop**  
Maple GO

**Nearest Street Level Transit Stop**  
Melville Av / Brandon Gate Dr



1 min

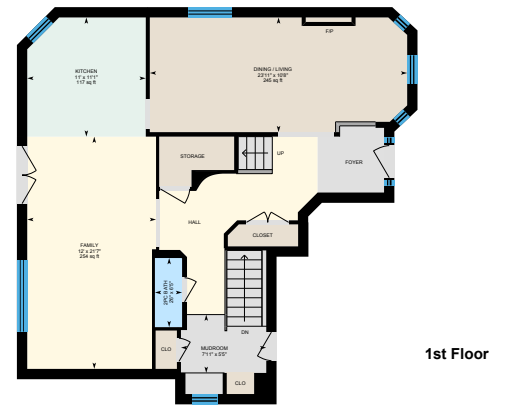
## SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a hospital, a fire station, and a police station within 3.52km.

**Cortellucci Vaughan Hospital**  
3200 Major Mackenzie Dr W

**Fire Station**  
40 Eagleview Heights

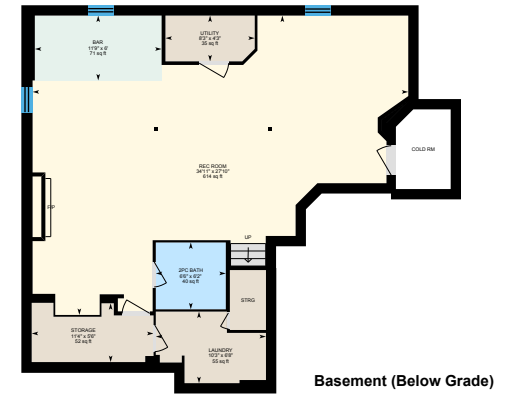
**Police Station**  
2700 Rutherford Road



1st Floor



2nd Floor



Basement (Below Grade)

## \*\*\*Family Home On A Quiet Court In Prime Maple\*\*\*

Nestled In The Heart Of Vaughan's Sought-After Maple Community, This Stunning Family Home Sits On A Serene And Quiet Court, Ensuring Peace Of Mind For Parents While Offering A Perfect Environment For Children To Play Safely Outside. With No Through Traffic, This Location Combines Tranquility With The Convenience Of An Urban Setting.

The Property Boasts A Generously Sized, Pie-Shaped Lot That Is A True Outdoor Oasis. A Beautiful Stone Patio Overlooks An Inviting Inground Pool, Surrounded By Ample Space For Lounging, Entertaining, And Enjoying Sun-Dappled Afternoons With Family And Friends. The Backyard Is A Haven For Relaxation And Recreation, Making It Ideal For Creating Cherished Memories. Inside, This Home Is A Masterpiece Of Modern Living, Offering Four Spacious Bedrooms And A Host Of Meticulously Executed Renovations. The Gourmet Kitchen, A Chef's Dream, Features High-End Appliances, Sleek Cabinetry, And Elegant Finishes. The Spa-Inspired Bathrooms Offer A Retreat-Like Experience, Complete With Luxurious Upgrades That Exude Comfort And Style. Throughout The Home, Updated Flooring Adds A Seamless Blend Of Sophistication And Warmth.

For Those Embracing The Work-From-Home Lifestyle, The Second Floor Is Equipped With A Custom-Designed Office That Ensures Privacy And Productivity. The Professionally Finished Basement Expands The Living Space, Perfect For A Home Theatre, Playroom, Or Guest Suite, Catering To All Your Family's Needs. Beyond The Home, The Maple Community Shines With Its Array Of Parks, Scenic Trails, And Excellent Schools, Fostering An Active And Family-Oriented Lifestyle. Commuting Is A Breeze With Easy Access To The Go Train And Highway 400, And The New Cortellucci Hospital Is Just A Short Drive Away, Adding An Extra Layer Of Convenience.

All Existing Stainless Steel Appliances: LG French Door Fridge, Viking Professional Six Burner Gas Stove, Built-In Hoodfan, Maytag Built-In Dishwasher, GE Black Fridge and Wet Bar in the Basement, Samsung Grey Washer and Dryer, Two Gas Fireplaces, Furnace, Humidifier, Hot Water Tank, AC, CVAC and All Related Attachments, Alarm System (not monitored), Salt Water Pool and All Related Equipment, All Window Coverings, All Electrical Light Fixtures, Gas Line For BBQ, Two Garage Door Openers and Remotes, Two Garden Sheds, Inground Sprinkler, Outdoor Lighting.

Excluded: Freezer in the Basement.

Taxes: \$6,609.83/2024 | Irregular Pie-Shaped Lot: 29.82 ft (Front) x 110.38 ft (West) X 108.01 ft (East) x 82.01 ft (Rear)

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