

WELCOME TO

85 Colvin Crescent

www.85Colvin.com



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

Shawn Zigelstein
Broker

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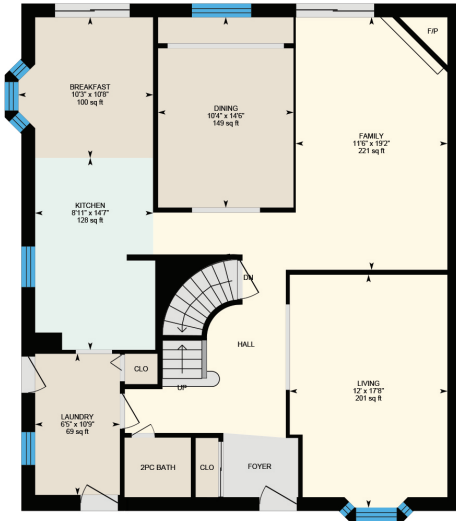
YOUR **Community**
REALTY™

ROYAL LEPAGE

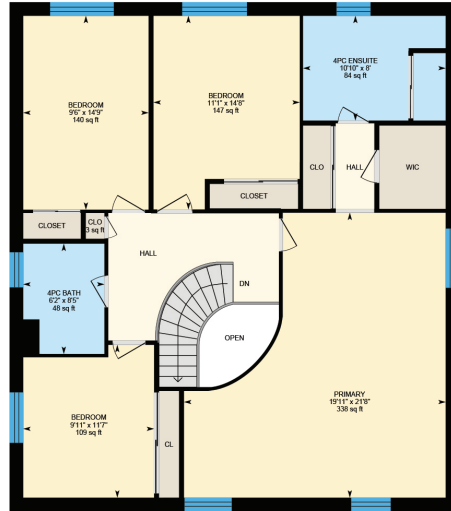
BROKERAGE INDEPENDENTLY OWNED & OPERATED

905.731.2000

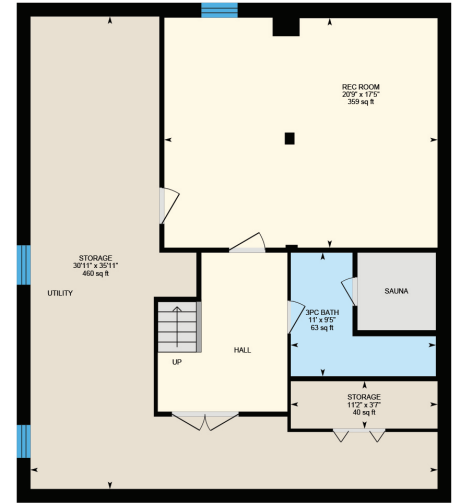
85 Colvin Crescent, Vaughan



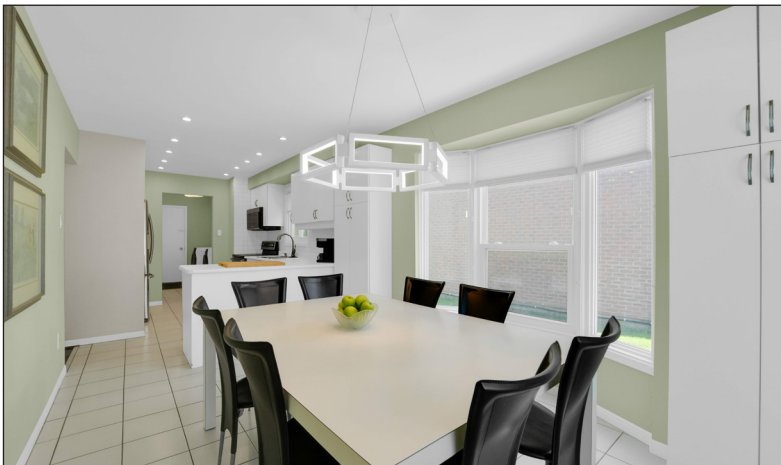
1st Floor
Exterior Area 1279.74 sq ft

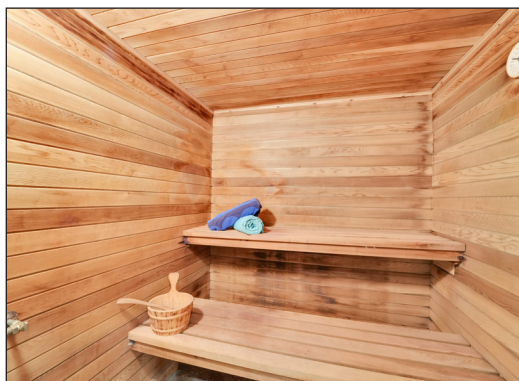
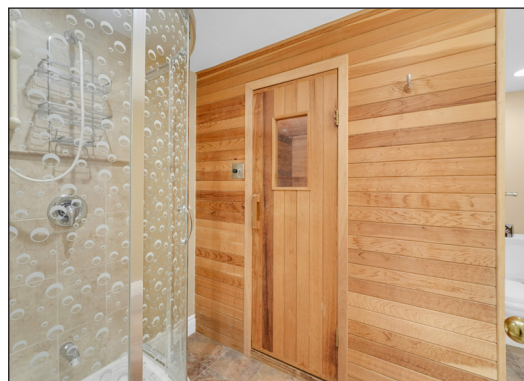
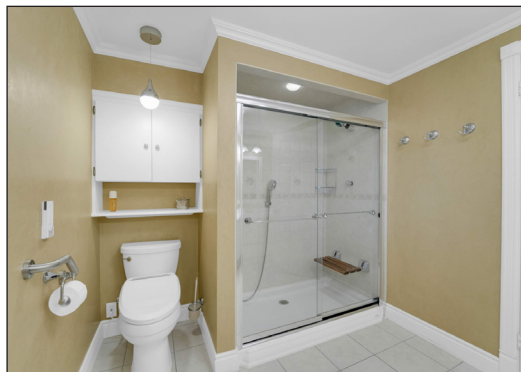
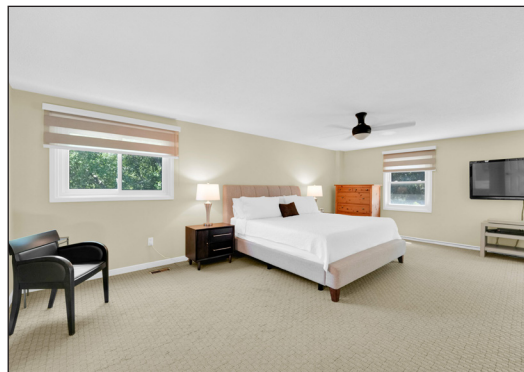


2nd Floor
Exterior Area 1294.87 sq ft



Basement (Below Grade)
Exterior Area 1251.17 sq ft





85 Colvin Crescent, Vaughan

PUBLIC SCHOOLS

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

És Norval-Morrisseau

Designated Catchment School
Grades 7 to 12
51 Wright St

ÉÉ Paul-Demers

Designated Catchment School
Grades PK to 6
100 Ravel Rd

Westminster PS

Designated Catchment School
Grades PK to 8
366 Mullen Dr

Hodan Nalayah SS

Designated Catchment School
Grades 9 to 12
1401 Clark Ave W

Louis-Honoré Fréchette PS

Designated Catchment School
Grades 1 to 8
40 New Westminster Dr

Other Local Schools

Claude Watson School for the Arts

Grades 4 to 8
130 Doris Ave

ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

Kayla's Children Centre

Grades PK to 8, Ungraded
36 Atkinson 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.

ÉSC Renaissance

Grades 7 to 12
700 Bloomington Rd

St Elizabeth Catholic HS

Grades 9 to 12
525 New Westminster Dr

ÉÉC Le-Petit-Prince

Grades PK to 6
79 Avro Rd

St Joseph the Worker Catholic ES

Grades PK to 8
475 Brownridge Dr

PRIVATE SCHOOLS

The private schools nearest to you are:



JNY Day School

Grades 1 to 7
465 Patricia Ave

Netivot Hatorah Day School

Grades PK to 8
18 Atkinson Ave

Mesivta Ohr Temimim Lubavitch

Grades 9 to 12
78 Theodore Pl

Joe Dwek Ohr HaEmet Sephardic School

Grades PK to 8
7026 Bathurst 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.



Downham Park
79 Colvin Crescent
2 mins

2 mins

Lakehurst Park
486 Conley Street
8 mins

8 mins

Gilmore Park
60 Gilmore Crescent
7 mins

7 mins

FACILITIES WITHIN A 20 MINUTE WALK
3 Playgrounds
5 Basketball Courts
3 Ball Diamonds
3 Sports Fields
2 Sports 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 49 minute walk away.

Nearest Rail Transit Stop
Finch Station

Nearest Street Level Transit Stop
New Westminster Dr / Edgemoor Trl

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 7.83km.

North York General Hospital
4001 Leslie St

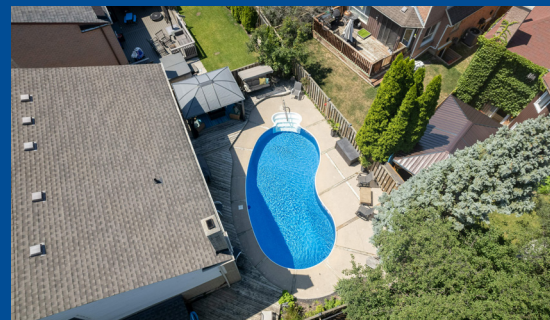
Fire Station
835 Clark Ave W

Police Station
30 Ellerslie Ave

FINANCE



Ernie Zambri
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Family Home With Backyard Escape

Step Into Your Own Private Resort In The Heart Of The Brownridge Community In Vaughan. This Cherished, Detached 4-Bedroom Home—Owned And Adored By One Family Since Day One—Offers Not Just A Place To Live, But A Lifestyle To Embrace. Perfectly Situated At The Quiet End Of A Picturesque Street And Bordering Lush Parkland, It's A Sanctuary Of Comfort, Convenience, And Elevated Family Living.

The Real Showstopper? Your Backyard Escape. Dive Into Luxury With A Sparkling Inground Pool That Takes Center Stage—Ideal For Summer Gatherings, Early Morning Laps, Or Simply Floating Under The Stars With A Good Playlist. The Beautifully Landscaped Outdoor Sitting Areas Offer Seamless Entertaining Zones, While The Direct Park Access Gives Your Family The Kind Of Backyard Most Can Only Dream Of. Inside, Discover Four Generous Bedrooms Filled With Natural Light And Character, And A Professionally Finished Basement That's Ready For Movie Nights With Your Own Projector, A Personal Gym, Or A Creative Workspace. This Home Has Been Thoughtfully Updated For Peace Of Mind And Everyday Ease: Most Windows Have Been Replaced, Built-in Wall Unit and Gas Fireplace in Family Room, The Roof Has Been Updated, And The Hot Water Tank Is Owned And Was Replaced In 2024.

Living In Brownridge Means Being Steps From The Promenade Mall, Top-Rated Schools, Parks, And Community Centres—Plus Easy Transit Access Through YRT And The Vaughan Metropolitan Centre. Whether You're Grabbing Coffee With Friends, Exploring Nearby Trails, Or Relaxing Poolside After Work, This Home Delivers The Life You've Been Waiting To Live. If Your Vision Of Home Includes Laughter Echoing Off Water, Sun-Soaked Afternoons, And The Kind Of Serenity Only A Park-Side Pool Can Bring—Look No Further.

Excluded: Swing Chair

Lot: 43.71 ft x 110.11 ft | Taxes: \$6,682.10/2025

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