

# 8 Underhill Drive | TORONTO

## SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



**Milne Valley Middle School**  
Designated Catchment School  
Grades 6 to 8  
100 Underhill Dr

**ÉÉ Jeanne-Lajoie**  
Designated Catchment School  
Grades PK to 6  
150 Carnforth Rd

**Cassandra Public School**  
Designated Catchment School  
Grades PK to 5  
45 Cassandra Blvd

**Victoria Park Collegiate Institute**  
Designated Catchment School  
Grades 9 to 12  
15 Wallingford Rd

**ÉS Étienne-Brûlé**  
Designated Catchment School  
Grades 7 to 12  
300 Banbury Rd

**Other Local Schools**  
**Broadlands Public School**  
Grades K to 5  
106 Broadlands Blvd

## 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.



**Broadlands Park**  
19 Castlegrove Blvd  
6 mins

**Underhill Park**  
25 Cassandra Blvd  
11 mins

**Broadlands Community Centre**  
19 Castlegrove Blvd  
7 mins

**FACILITIES WITHIN A 20 MINUTE WALK**  
2 Playgrounds  
1 Pool  
1 Rink  
4 Tennis Courts  
2 Ball Diamonds  
1 Sports Field  
1 Community Centre  
1 Sports Court  
1 Outdoor Games Facility  
2 Trails  
1 Arts/Performance Facility  
1 Fitness/Weight Room

## 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 55 minute walk away.

**Nearest Rail Transit Stop**  
Oriole GO

**Nearest Street Level Transit Stop**  
Underhill Dr At Roanoke Rd

1 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 4.42km.

**North York General Hospital**  
4001 Leslie St

**Fire Station**  
59 Curlew Dr

**Police Station**  
50 Upjohn Rd



Scan to view more information!

www.8Underhill.com



TEAM ZOLD

Call me for more information on this beautiful home!



**Shawn Zigelstein**  
Broker

289-GET-ZOLD

office 416.443.0300

65B West Beaver Creek Rd - 2nd Floor  
Richmond Hill, ON L4B 1K4

Not intended to solicit those currently under contract with another brokerage.

Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility.

# 8 Underhill Drive

## A Warm, Well-Loved Home Filled With History And Possibility

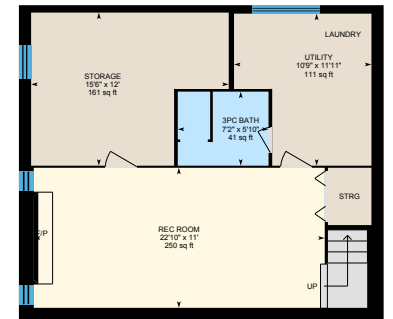
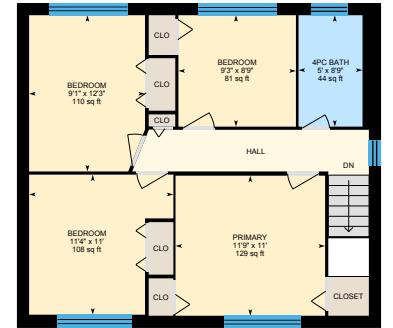
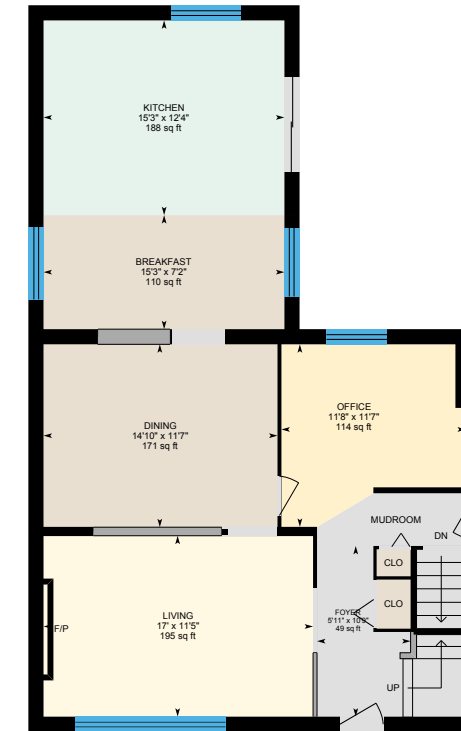
Built In 1961 And Cherished By The Same Family For Nearly Five Decades, It Offers The Kind Of Solid Construction, Character, And Long-Term Care That Renovators And End-Users Value. The Home Features 4 Bedrooms And 2 Bathrooms, Along With A Thoughtful Mid-1980s Addition That Expanded The Living Space While Maintaining The Home's Original Charm. A Side Entrance To The Basement Creates A Natural Opportunity For A Separate Suite, In-Law Space, Or Private Workspace, Giving Future Owners Tremendous Flexibility To Customize The Home To Their Needs. The Interior Layout Provides Endless Potential For Reconfiguration, Modernization, Or A Full Redesign-An Ideal Canvas For Contractors, Renovators, Or Families Looking To Create Their Dream Home.

The Exterior Is Equally Inviting, With A Beautiful, Private Backyard Framed By Mature Greenery And A Large Patio Perfect For Gatherings, Gardening, Or Quiet Relaxation. The Lot Offers Excellent Proportions For Future Landscaping Or Expansion, Making The Outdoor Space A True Extension Of The Home's Potential.

Set Within A Highly Desirable North York Pocket, The Underhill Community Is Known For Its Quiet Streets, Strong Schools, And Exceptional Convenience. Residents Enjoy Close Proximity To Schools, Local Trails, Playgrounds, And Sports Facilities, Along With Easy Access To The DVP/404, 401, And TTC Routes. Everyday Essentials-Including Grocery Stores, Cafés, And The Shops At Don Mills-Are Just Minutes Away, Creating A Perfect Blend Of Suburban Comfort And Urban Accessibility.

A Rare Opportunity To Transform A Long-Loved Property Into A Modern Vision, In A Neighbourhood That Continues To Grow In Demand.

# 8 Underhill Drive



**INCLUDED:**

All Existing Appliances: White Kenmore Fridge, White GE Stove, White NuTone Hood Fan, Black RCA Microwave, White Inglis Washer and White Maytag Dryer, White Kenmore Deep Freezer, Cabinet Shelving Units In Laundry Room, All Window Coverings, All Electrical Light Fixtures, Furnace, AC, Hot Water Tank.

**Rental:** Hot Water Tank

**Lot:** 120 ft x 50 ft

**Taxes:** \$4,177.65 / 2025