

WELCOME TO

*99 Ken Laushway Ave*

[www.99KenLaushway.com](http://www.99KenLaushway.com)



**Shawn Zigelstein**  
Broker



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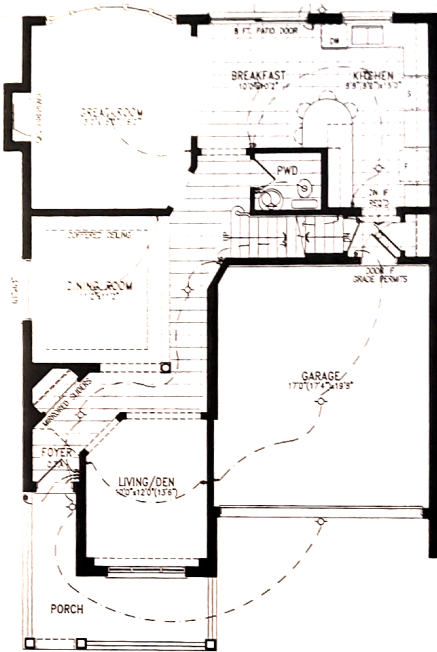


ROYAL LEPAGE  
**CHAIRMAN'S CLUB**  
NATIONAL TOP 1%  
LIFETIME MEMBER

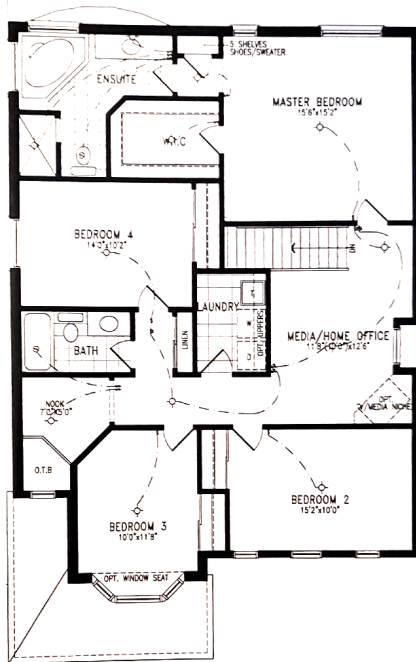


**Olivia Yu**  
Broker

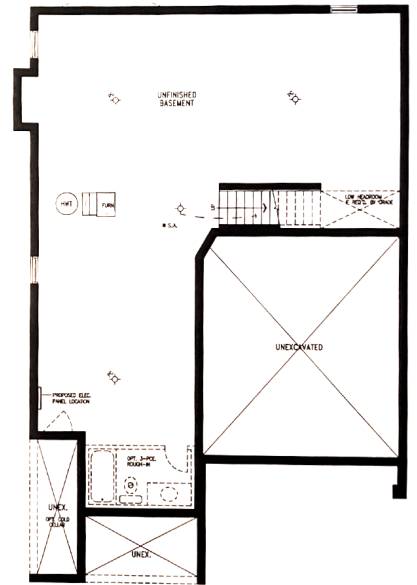
# 99 Ken Laushway Ave, Stouffville



Main Floor



2nd Floor



Basement





## SCHOOLS

With good assigned and local public schools very close to this home, your kids can thrive in the neighbourhood.



**Wendat Village PS**  
Designated Catchment School  
Grades PK to 8  
99 Reeves Way Blvd

**Stouffville District SS**  
Designated Catchment School  
Grades 9 to 12  
801 Hoover Park Dr

**ÉS Norval-Morrisseau**  
Designated Catchment School  
Grades 7 to 12  
51 Wright St

**Académie de la Moraine**  
Designated Catchment School  
Grades PK to 6  
115 George St

## CATHOLIC SCHOOLS

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

**St Brendan CS**  
Grades PK to 8  
751 Hoover Park Dr

**École catholique Pape-François**  
Grades PK to 12  
276 Sunset Blvd

**St Brother André Catholic HS**  
Grades 9 to 12  
6160 16th Ave

## PRIVATE SCHOOLS

The private schools nearest to you are:



**MindTech Montessori School North Campus**  
Grades PK to 8  
1 Dickson Hill Rd

**Stouffville Christian School**  
Grades PK to 8  
3885 Stouffville Rd

**Country Casa Academy**  
Grades PK to 8  
15018 ON-48

## 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.



**Gar Lehman Park**  
Gar Lehman Ave  
7 mins



**Whitchurch-Stouffville Leisure Centre & Memorial Park**  
2 Park Drive South  
9 mins



**Miltrose Crescent Parkette**  
154 Miltrose Crescent  
9 mins



### FACILITIES WITHIN A 20 MINUTE WALK

- |                    |                       |
|--------------------|-----------------------|
| 4 Playgrounds      | 1 Community Centre    |
| 1 Pool             | 1 Skateboard Park     |
| 1 Rink             | 1 Sledding Hill       |
| 1 Basketball Court | 1 Sports Court        |
| 1 Ball Diamond     | 2 Trails              |
| 1 Sports Field     | 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 4 minute walk away and the nearest rail transit stop is a 15 minute walk away.

**Nearest Rail Transit Stop**  
Stouffville GO



15 mins

**Nearest Street Level Transit Stop**  
Reeves Way Blvd / Ken Laushway Av



4 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 8.61km.

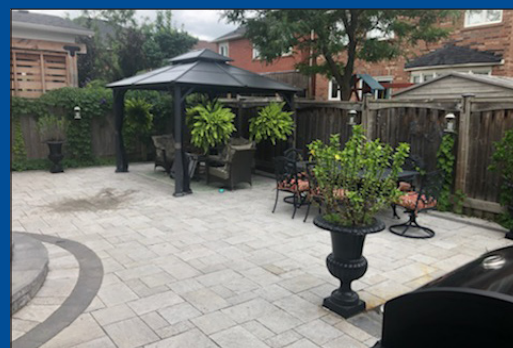
**Markham Stouffville Hospital**  
381 Church St

**Fire Station**  
100 Weldon Rd

**Police Station**  
111 Sandiford Drive



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### \*\*\*Beautiful Family Home In Prime Stouffville\*\*\*

Get Moved In Soon So You Can Enjoy Those Nice Spring And Summer Nights In The Professionally Landscaped Backyard Complete With A Stone Patio And Gazebo. This Wonderfully Upgraded Home Has So Many Amazing Features That Need To Be Seen To Be Fully Appreciated. Modern Kitchen With Stunning Fixtures, Quartz Countertops And Backsplash, Stainless Steel Appliances, And Tons Of Space For You And Your Family To Entertain. The Perfect Place To Have Extended Family Over For Great Meals And Holidays. The Wainscotting And Trim Work Are Spectacular, And The Pot Lights Help Make This Home Glow. There Is Also A Professionally Finished Basement With A Great Open Concept Layout And So Much More Potential. This Home Is One That Is Not To Be Missed. The Area Is One Of The Best Pockets In Stouffville! A Close Walk To Schools, Parks, Conservation, Walking Trails, Public Transit (Go Train), Shopping, And Some Great Restaurants That You Will Love.

#### Extras:

All Existing Appliances: Samsung Stainless Steel Slide In Stove, Frigidaire Stainless Steel French Door Fridge, Bosch Stainless Steel Built-In Dishwasher, Panasonic Microwave/Fan; Pot Filler; Maytag Grey Washer and Dryer; All Existing Window Coverings; All Electrical Light Fixtures unless excluded, Fireplace, Central Vacuum and All Attachments, Water Softener, Garage Door Opener, AC, Humidifier, Backyard Gazebo.

Excluded: Light Fixtures In Dining Room & Great Room. Rental: Hot Water Tank & Furnace.

Lot: 40.03ft x 85.30 ft | Property Taxes: \$5,513.30/2022

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