

# 9 Beatty Crescent | AURORA

## SCHOOLS

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



### Highview PS

Designated Catchment School  
Grades PK to 8  
240 McClellan Way

### Académie de la Moraine

Designated Catchment School  
Grades PK to 6  
115 George St

### Aurora HS

Designated Catchment School  
Grades 9 to 12  
155 Wellington St W

### Lester B. Pearson PS

Designated Catchment School  
Grades 3 to 8  
15 Odin Crescent

### ÉS Norval-Morrisseau

Designated Catchment School  
Grades 7 to 12  
51 Wright St

## PARKS & REC.

This home is located in park heaven, with 4 parks and 7 recreation facilities within a 20 minute walk from this address.



**Tamarac Green**  
124 Tamarac Trail  
4 mins



4 mins

**Case Woodlot**  
675 Henderson Dr.  
7 mins



7 mins

**Khamissa Park**  
20 Stemmler Dr.  
6 mins



6 mins

**FACILITIES WITHIN A 20 MINUTE WALK**  
3 Playgrounds 1 Sports Court  
2 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 minute walk away and the nearest rail transit stop is a 42 minute walk away.

**Nearest Rail Transit Stop**  
Aurora GO

**Nearest Street Level Transit Stop**  
McClellan Way / Tamarac Trail  
1 min

## SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station, a fire station, and a hospital within 9.78km.

**Southlake Regional Health Centre**  
596 Davis Dr

**Fire Station**  
220 Edward St

**Police Station**  
100 Bloomington Road



Scan to view more information!

www.9Beatty.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.

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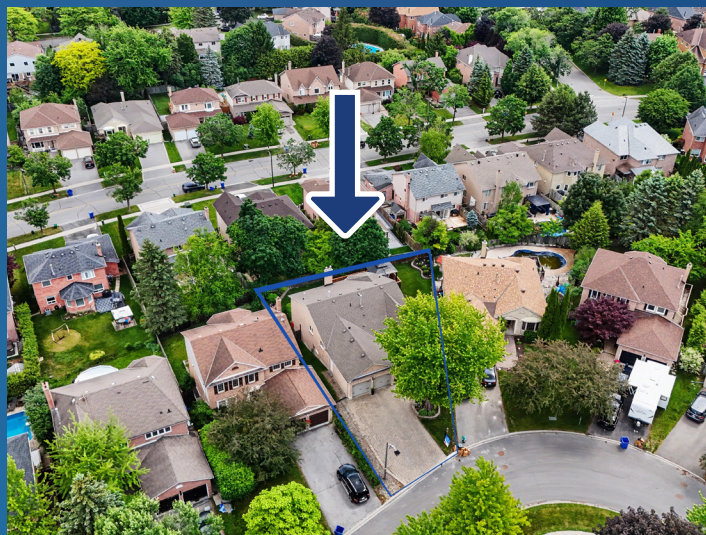
Welcome To 9 Beatty Crescent, A Beautifully Updated Bungalow Set On A Rare, Oversized Pie Shaped Lot In The Heart Of Aurora Highlands

This Well Maintained Home Offers Great Curb Appeal With A Double Car Garage, Interlock Driveway And Walkways, And Mature Landscaping That Frames The Property. Inside, The Main Level Features Hardwood Floors, An Updated Kitchen With A Centre Island, Bar Seating, And A Built In Dining Nook, Along With Two New Gas Fireplaces In The Home That Add Warmth And Character. The Renovated Main Bathroom And Ensuite, Plus Main Floor Laundry, Provide Comfort And Convenience.

The Finished Walkout Basement Offers Excellent Flexibility For Extended Family, Recreation Space, Or The Potential For A Future Basement Apartment With Its Own Private Entrance. A Large Upper Deck Overlooks The Expansive Yard, While The Lower Patio Is Surrounded By Lush Gardens And Greenery, Ideal For Outdoor Living And Gardening Enthusiasts.

This Prime Location Offers Quick Access To Nearby Parks And Natural Spaces, Including Sheppard's Bush Conservation Area And Case Woodlot, A 42-Acre Forested Natural Heritage Area And Wildlife Refuge. Families Will Appreciate The Proximity To Well Regarded Schools Such As St. Joseph Catholic Elementary School, Aurora Heights Public School, Wellington Public School, And Aurora High School. The Surrounding Community Is Known For Its Quiet Streets, Mature Trees, And Easy Access To Trails, Playgrounds, And Everyday Amenities.

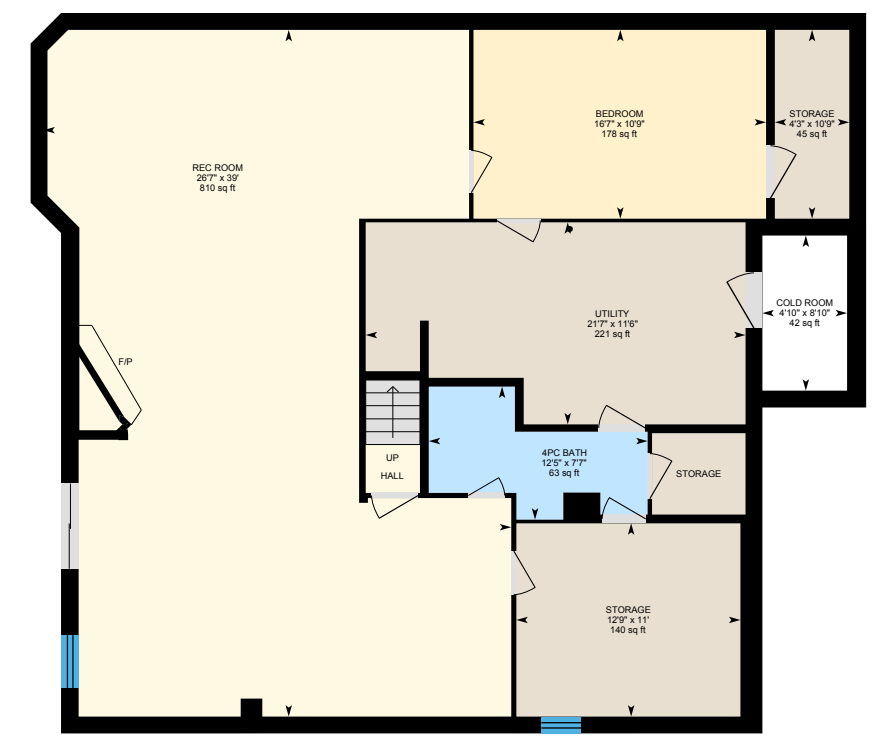
A Rare Opportunity To Own A Renovated Bungalow With A Walkout On A Massive Lot In One Of Aurora's Most Desirable Neighbourhoods.



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Main Floor  
Exterior Area 1750.46 sq ft



Basement (Below Grade)  
Exterior Area 1733.18 sq ft