

WELCOME TO

81 Braid Bend

www.81BraidBend.com



Shawn Zigelstein
Broker



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LIFETIME MEMBER

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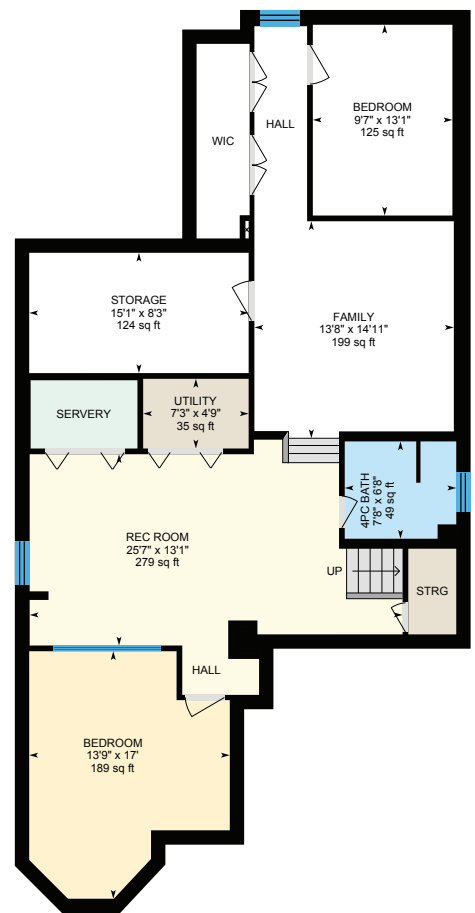
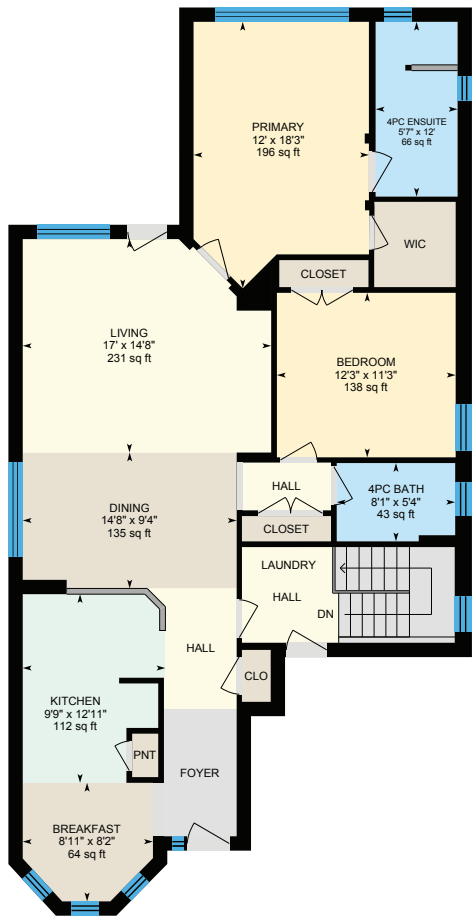
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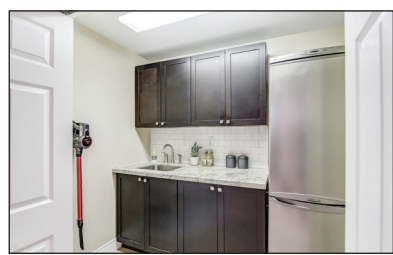
YOUR
Community[™]
REALTY

ROYAL LEPAGE

BROKERAGE INDEPENDENTLY OWNED & OPERATED

81 Braid Bend, Stouffville





PUBLIC SCHOOLS

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

Ballantrae PS
Designated Catchment School
Grades PK to 8
5632 Aurora Rd

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

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

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

CATHOLIC SCHOOLS

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

St Mark Catholic ES
Grades PK to 8 (Assigned)
333 Glad Park Ave

École catholique Pape-François
Grades PK to 12 (Assigned)
276 Sunset Blvd

St. Maximilian Kolbe HS
Grades 9 to 12 (Assigned)
278 Wellington St E

PRIVATE SCHOOLS

The private schools nearest to you are:



Country Casa Academy
Grades PK to 8
15018 ON-48

PARKS & REC.

Fun is easy to find at the parks near this home. There are lots of opportunities for sports, relaxation and play in nearby parks and recreation facilities.

Ballantrae Golf Club
1 The Master's South

4 min

Felcher Park
Felcher Blvd

Ballantrae Community Centre
5592 Aurora Sideroad

11 min

FACILITIES WITHIN A 20 MINUTE WALK

1 Playground	2 Sports Fields
4 Tennis Courts	1 Basketball Court
1 Ball Diamond	1 Community Centre
1 Golf Course	1 Driving Range



TRANSIT

For convenient travel around the city, public transit is accessible from this home.

Nearest Rail Transit Stop
Lincolnville GO

Nearest Street Level Transit Stop
Hwy. 47 @ Paisley Ln.

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 13.23km.

Southlake Regional Health Centre
596 Davis Dr

Fire Station
15400 ON-48

Police Station
111 Sandiford Drive

HoodQ

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WELCOME HOME TO EXECUTIVE LIVING AT BALLANTRAE GOLF AND COUNTRY CLUB

This Amazing Renovated Bungalow Is in Move In Condition And Ready For You To Start Packing. This Home Has So Many Outstanding Features That Must Be Seen To Be Appreciated It To Its Fullest. The Renovated Kitchen Overlooks The Open Concept Dining And Living Areas, Two Great Sized Main Floor Bedrooms And Bathrooms, Full Double Car Garage, Completely Finished Basement With Tons Of Room For Storage, Workout Area, Rec Room, Separate Bedroom And Bathroom For When The Extended Family Comes For A Visit. The Back Yard Features A Covered Porch And Overlooks The 10th Fairway, While The Home Itself Is On A Nice Quiet Cul Du Sac. Now The Community - It Is An Amazing Place To Say The Least, World Class Golf Course, Tennis, Clubhouse, Rec Center, Social Clubs And So Many More Awesome Amenities.

Extras:

All Window Coverings (unless excluded), All Electrical Light Fixtures, Water Filtration System in Kitchen, Inground Sprinkler System, Shelving and Stainless Racks in Garage, All Existing Appliances (Samsung Stainless Steel Flat Top Stove, Samsung Stainless Steel Built-In Microwave, LG Stainless Steel Built-In Dishwasher, LG Stainless Steel French Door Fridge; LG Grey Washer/Dryer, Bar Fidge, Basement Fridge, Chest Freezer), CVAC System, Nest Thermostat with Doorbell and Smoke/CO2 Detectors, Rough-In For Bar, Garage Door Opener & Two Remotes.

Rental: Furnace, A/C, Hot Water Tank, Water Softener (\$213.09 + HST/Month)

Exclude: Draperies in Dining and Living Areas

Maintenance Fee: \$518.33/month | Taxes: \$4,761.82/2022

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