

WELCOME TO

113 Patterson Street

www.113Patterson.com



**Shawn
Zigelstein**
Broker

TEAM ZOLD

Your Home • Your Life • Your Realtors

Working For You!

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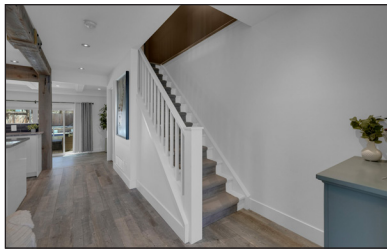


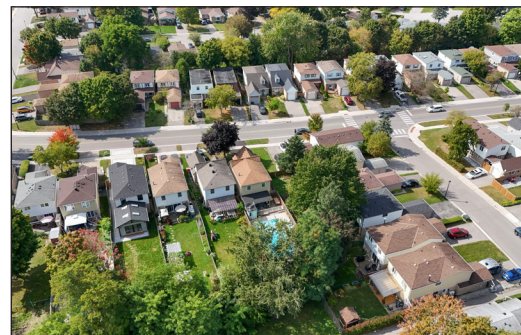
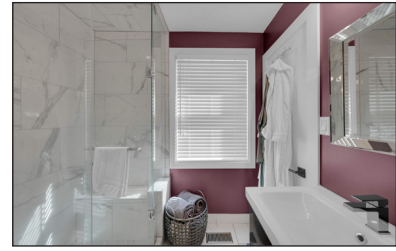
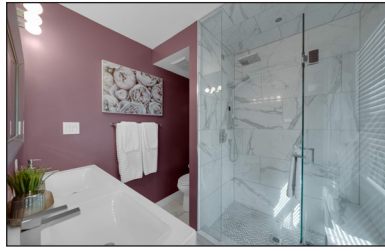
ROYAL LEPAGE
CHAIRMAN'S CLUB
NATIONAL
TOP 1%
LIFETIME MEMBER

Your
Community
REALTY™



BROKERAGE INDEPENDENTLY OWNED & OPERATED





113 Patterson Street, Newmarket

PUBLIC SCHOOLS

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

Meadowbrook PS

Designated Catchment School
Grades PK to 8
233 Patterson St

Huron Heights SS

Designated Catchment School
Grades 9 to 12
40 Huron Heights Dr

Mazo De La Roche PS

Designated Catchment School
Grades 2 to 8
860 Arnold Crescent

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.

ÉÉC Jean-Béliveau

Grades PK to 6
19300 2nd Concession Rd

St Elizabeth Seton Catholic ES

Grades PK to 8
960 Leslie Valley Dr

Sacred Heart Catholic HS

Grades 9 to 12
908 Lemar Rd

ÉSC Renaissance

Grades 7 to 12
700 Bloomington Rd

PRIVATE SCHOOLS

The private schools nearest to you are:



Newmarket & District Christian Academy

Grades K to 8
221 Carlson Dr

Innova Academy

Grades PK to 8
1000 Gorham St

Pickering College

Grades PK to 12
16945 Bayview Ave

Newmarket Montessori & Christian Academy

Grades PK to 8
1140 Gorham 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.



Hollingsworth Arena
35 Patterson Avenue
6 mins



Sunnyhill Park
665 Queen Street
10 mins



George Richardson Park / Global Pet Foods Dog Park
366 Bayview Pkwy
8 mins



FACILITIES WITHIN A 20 MINUTE WALK
2 Playgrounds
1 Dog Park
1 Arena
1 Rink
2 Ball Diamonds
5 Sports Fields
2 Trails

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 13 minute walk away.

Nearest Rail Transit Stop
Newmarket GO
13 mins

Nearest Street Level Transit Stop
Huron Heights Dr / Beman Dr
5 mins

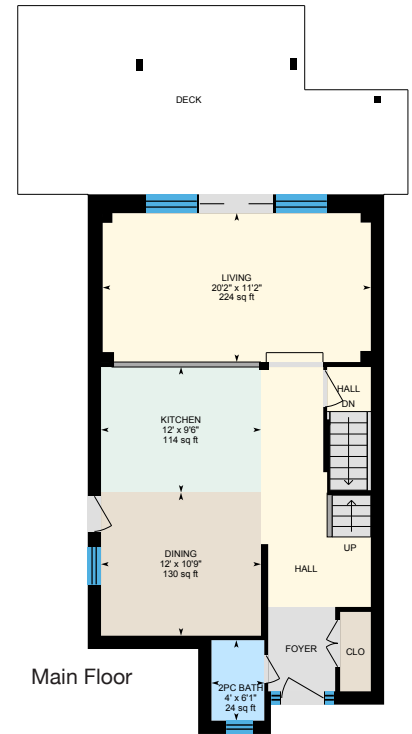
SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a hospital, a police station, and a fire station within 1.71km.

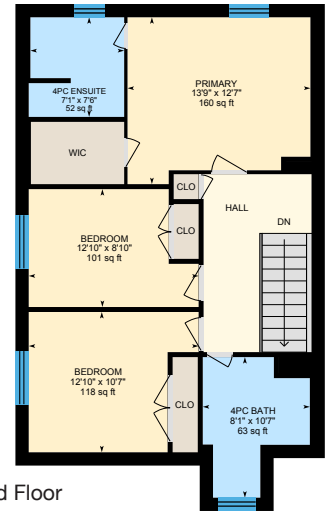
Southlake Regional Health Centre
596 Davis Dr

Fire Station
984 Gorham St

Police Station
240 Prospect Street



Main Floor



2nd Floor



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Welcome To Your Dream Home In The Heart Of Prime Newmarket

This Stunning Detached Residence Has Been Meticulously Renovated To Offer The Ultimate In Modern Luxury And Comfort. As You Step Inside, You'll Be Greeted By A Massive Custom Kitchen That Is Truly The Heart Of The Home. Featuring A Center Island, Built-In Cabinetry, And Gourmet Appliances, This Kitchen Is A Chef's Paradise, Perfect For Preparing Meals And Entertaining Guests. The Living Areas Are Designed With Both Style And Functionality In Mind. The Sunken Living Room Is A Highlight, Boasting Extra-Large Doors That Open To A Backyard Oasis. Imagine Hosting Gatherings In This Beautiful Space, With Seamless Indoor-Outdoor Flow To A Sitting Area And An Inground Pool, Perfect For Summer Relaxation And Entertaining. The Second Floor Continues To Impress With A Thoughtfully Designed Layout That Has Been Completely Updated. Each Bedroom Offers Ample Space And Natural Light, Creating A Serene Retreat For Family Members. The Bathrooms Have Been Modernized With High-End Finishes, Ensuring A Spa-Like Experience At Home.

Location Is Everything, And This Home Does Not Disappoint. Situated Close To Top-Rated Schools, Scenic Trails, And The World-Renowned Southlake Hospital, Convenience Is At Your Doorstep. Commuters Will Appreciate The Easy Access To Major Highways, Making Travel A Breeze. Additionally, One Of The Best Shopping Malls In The Region Is Just A Short Drive Away, Offering A Variety Of Retail, Dining, And Entertainment Options. This Home Is A Rare Find, Combining Luxurious Living With An Unbeatable Location. Don't Miss The Opportunity To Make This Spectacular Property Your Own. Schedule A Viewing Today And Experience The Perfect Blend Of Elegance And Comfort In Prime Newmarket!

Extras: All Existing Stainless Steel Appliances: Samsung French Door Fridge, Ancona 5 Burner Gas Range, Ancona Range Hood, Samsung Built-In Dishwasher, Danby Wine Fridge, Samsung White Washer and Dryer, Frigidaire White Fridge in the Basement, Rough-In For 2 Pc Bath in the basement, Rough-In For CVAC, All Window Coverings unless Excluded, New Windows, All Electrical Light Fixtures, Furnace, AC, Humidifier (As Is), Salt Water Pool and All Related Equipment, Playground in the Backyard.

Excluded: 2nd Floor Drapes, All TVs. Rental: Hot Water Tank

Taxes: \$4,581.75 / 2024 | Lot: 30.51 ft x 157.42 ft

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