

WELCOME TO

*217 Badessa Circle*

[www.217Badessa.com](http://www.217Badessa.com)



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

**Shawn Zigelstein**  
Broker

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YOUR **Community**  
REALTY™

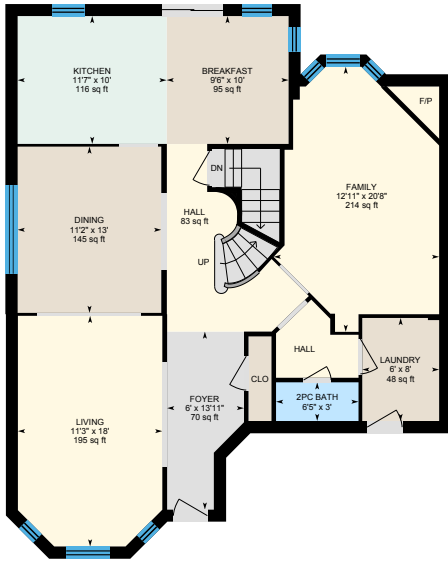
**ROYAL LEPAGE**

BROKERAGE INDEPENDENTLY OWNED & OPERATED

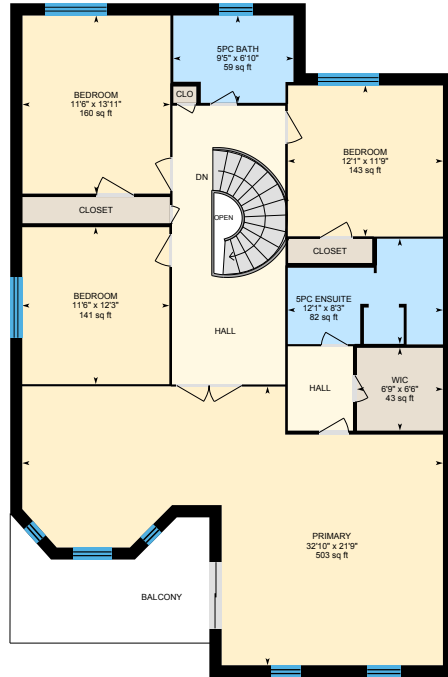
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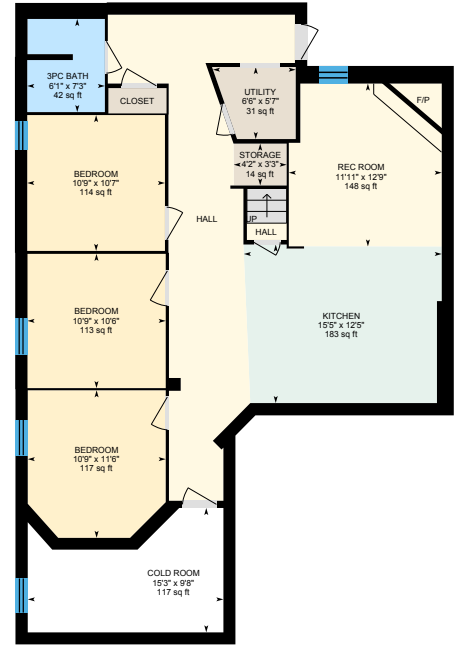
# 217 Badessa Cir, Vaughan



1st Floor



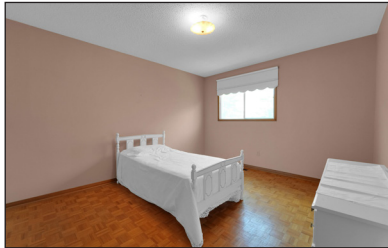
2nd Floor



Basement (Below Grade)









## PUBLIC SCHOOLS

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

### Charlton PS

Designated Catchment School  
Grades PK to 8  
121 Joseph Aaron Blvd

### ÉÉ Paul-Demers

Designated Catchment School  
Grades PK to 6  
100 Ravel Rd

### ÉS Norval-Morrisseau

Designated Catchment School  
Grades 7 to 12  
51 Wright St

### Louis-Honoré Fréchette PS

Designated Catchment School  
Grades 1 to 8  
40 New Westminster Dr

### Hodan Nalayeh SS

Designated Catchment School  
Grades 9 to 12  
1401 Clark Ave W

## ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

### Bright Start Academy

Grades 1 to 12  
4630 Dufferin St

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Grades 1 to 12  
4630 Dufferin St



## CATHOLIC SCHOOLS

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

### St Joseph the Worker Catholic ES

Grades PK to 8  
475 Brownridge Dr

### ÉÉC Le-Petit-Prince

Grades PK to 6  
79 Avro Rd

### St Elizabeth Catholic HS

Grades 9 to 12  
525 New Westminster Dr

### ÉSC Renaissance

Grades 7 to 12  
700 Bloomington Rd

## PRIVATE SCHOOLS

The private schools nearest to you are:



### JNY Day School

Grades 1 to 7  
465 Patricia Ave

### Joe Dwek Ohr HaEmet Sephardic School

Grades PK to 8  
7026 Bathurst St

### Mesivta Ohr Temimim Lubavitch

Grades 9 to 12  
78 Theodore Pl

### The Toronto Cheder

Grades K to 8  
475 Patricia Avenue



## 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.



### Dufferin Clark Community Centre & Park

1441 Clark Ave



### Marita Payne Park

2 Glen Shields Ave



### Joseph Aaron Park

111 Joseph Aaron Blvd



### FACILITIES WITHIN A 20 MINUTE WALK

- 4 Playgrounds
- 1 Pool
- 1 Rink
- 3 Tennis Courts
- 6 Basketball Courts
- 3 Ball Diamonds
- 7 Sports Fields
- 1 Track
- 1 Community Centre
- 1 Splash Pad
- 1 Sports Court
- 4 Outdoor Games Facilities
- 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 3 minute walk away and the nearest rail transit stop is a 28 minute walk away.

### Nearest Rail Transit Stop

York University GO

### Nearest Street Level Transit Stop

Dufferin St Stop # 4013



## 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 8.08km.

### Humber River Hospital

1235 Wilson Ave

### Fire Station

835 Clark Ave W

### Police Station

30 Ellerslie Ave



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### \*\*\*Exceptional Family Home In Brownridge: Your Dream Canvas Awaits\*\*\*

Welcome To This Remarkable Residence, A True Gem That Has Been Cherished By The Same Loving Family For Almost 40 Years. Now, For The First Time, It's Available For New Memories And Possibilities. Nestled In The Coveted Brownridge Neighborhood Of Thornhill, This Home Offers Over 4000 Square Feet Of Total Living Space, Including A Spacious Basement Apartment And Is One Of The Largest In The Area. As You Step Inside, You'll Immediately Sense The Warmth And History That Permeate Its Walls. The Layout Is Generous And Versatile. Currently Configured With Four Bedrooms On The Upper Level, With The Opportunity To Change To A 5 Bedroom Layout The Choice Is Yours! Imagine The Possibilities The Chance To Customize Each Space To Suit Your Family's Unique Needs. The Home Does Feature A Newer Roof, Furnace, And Some Of The Windows. The Basement Is A Hidden Treasure, With Its Separate Entrance, Its An Ideal Setup For Extended Family Members Or Even As A Rental Unit. Imagine The Convenience Of Having Loved Ones Close By While Maintaining Privacy For Everyone. Step Outside, And You'll Find The Backyard Which Backs Onto A Serene Park, Providing Total Privacy Thanks To The Mature Trees That Stand Guard. Picture Lazy Afternoons Spent Sipping Lemonade On The Patio, Surrounded By Natures Beauty. Lets Talk About Potential - This Home Is Waiting For Your Creative Touch. Whether You Dream Of An Open-Concept Kitchen, A Spa-Like Primary Suite, Or A Cozy Family Room With A Fireplace, The Possibilities Are Endless. Located On A Quiet Street, You'll Enjoy Peaceful Evenings And Friendly Neighbors. Its The Kind Of Place Where Kids Ride Their Bikes Down The Street, And The Sound Of Laughter Fills The Air. Don't Miss Out On This Unique Opportunity To Make This House Your Forever Home. Contact Us Today To Schedule A Viewing. Lets Turn Your Dreams Into Reality!

All Existing Appliances: Whirlpool Stainless Steel Falt Top Stove, Samsung French Door Stainless Steel Fridge, White Hoodfan, Inglis White Washer and Dryer, Basement Appliances: Admiral Yellow Side-By-Side Fridge, Admiral Yellow Stove, Electrohome Hoodfan, GE White Washer, Oak Staircase, 2 Woodburning Fireplaces, All Window Coverings, All Electrical Light Fixtures, Furnace, Hot Water Tank, AC, Built-In Shelves in Garage, Garage Door Opener and Remote.

Lot: 39.37ft x 98.43ft | Taxes: \$6,224.38/2024

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