

WELCOME TO

*309-20 Baif Blvd*



**Al DiRezze**  
Broker

Your Community  
REALTY  
**ROYAL LEPAGE**  
BROKERAGE INDEPENDENTLY OWNED & OPERATED

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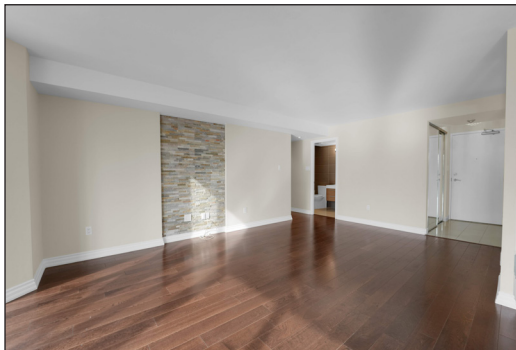
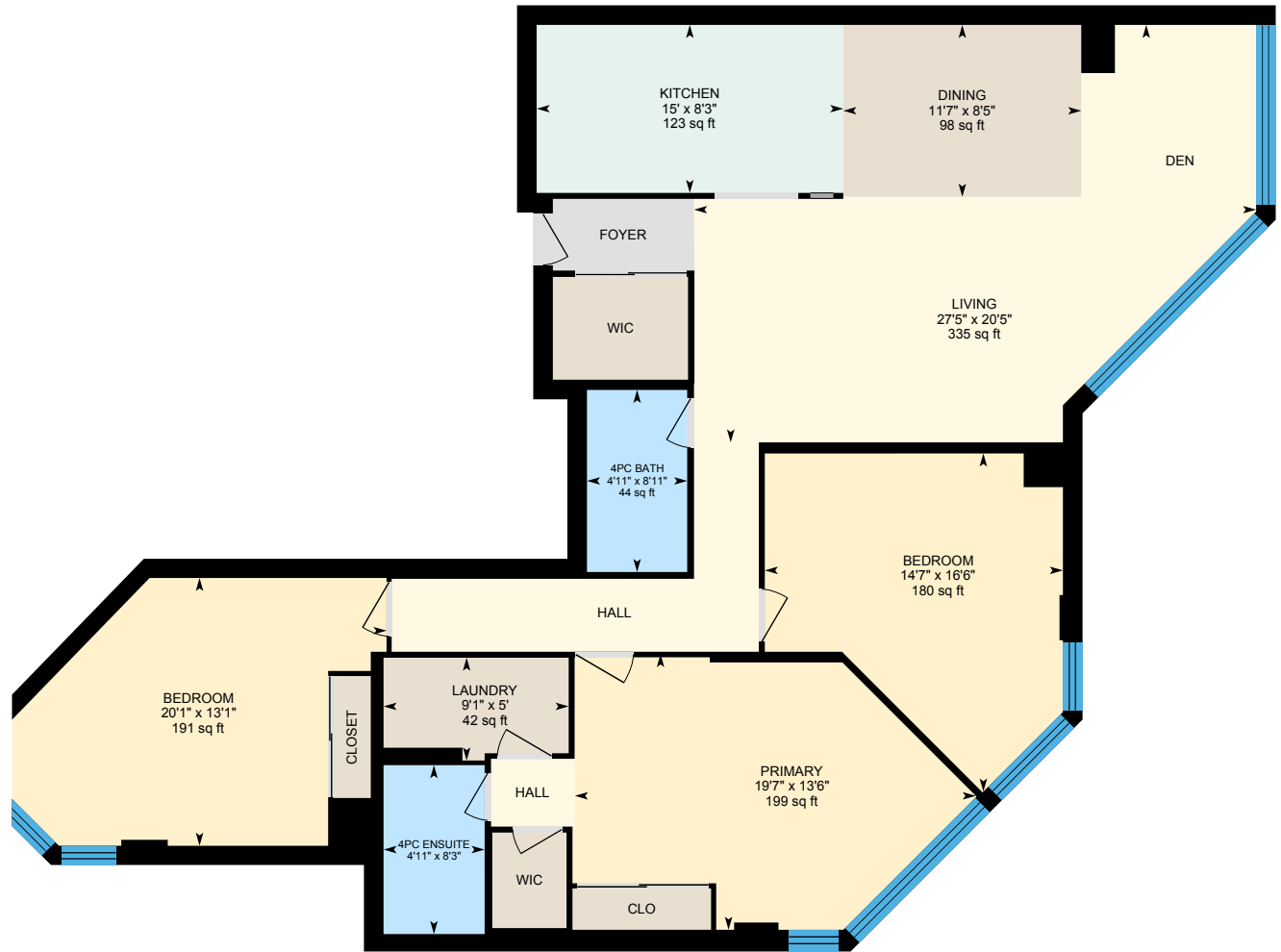


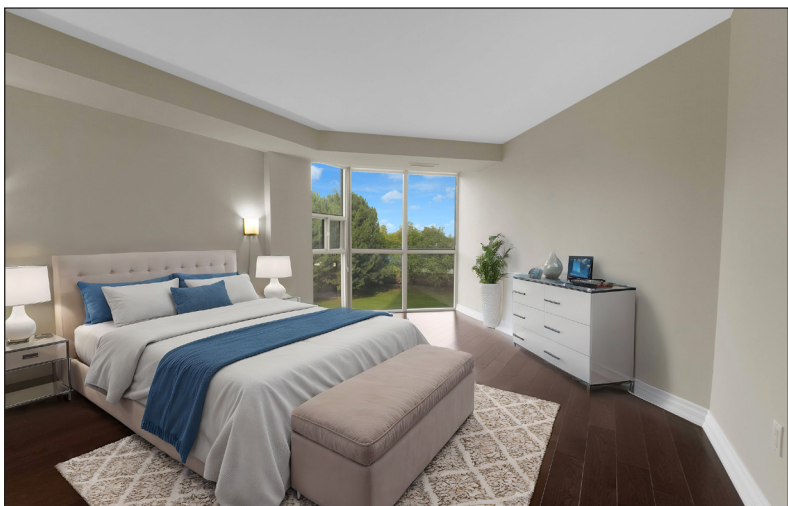
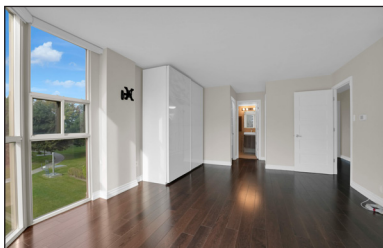
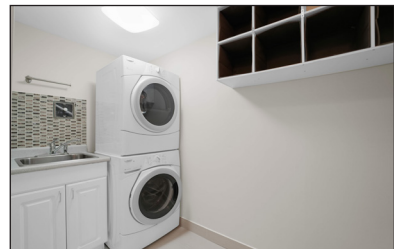
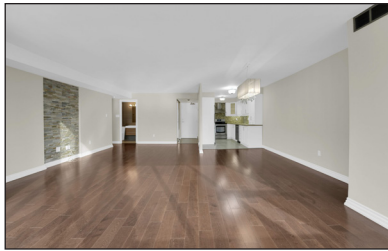
ROYAL LEPAGE  
**CHAIRMAN'S CLUB**  
NATIONAL TOP 1%  
LIFETIME MEMBER



**Shawn Zigelstein**  
Broker

# 309-20 Baif Blvd, Richmond Hill





## PUBLIC SCHOOLS

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

### Ross Doan PS

Designated Catchment School  
Grades PK to 3  
101 Weldrick Rd W

### 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

### Adrienne Clarkson PS

Designated Catchment School  
Grades 1 to 8  
68 Queens College Dr

### Roselawn PS

Designated Catchment School  
Grades 4 to 8  
422 Carrville Rd

### Langstaff SS

Designated Catchment School  
Grades 9 to 12  
106 Garden Ave

## ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

### YRDSB Continuing Education

Grades 9 to 12  
11160 Yonge St

### Kayla's Children Centre

Grades PK to 8, Ungraded  
36 Atkinson Ave



## CATHOLIC SCHOOLS

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

### St Charles Garnier Catholic ES

Grades PK to 8  
16 Castle Rock Dr

### ÉEC Le-Petit-Prince

Grades PK to 6  
79 Avro Rd

### St Theresa of Lisieux Catholic HS

Grades 9 to 12  
230 Shaftsbury Ave

### ÉSC Renaissance

Grades 7 to 12  
700 Bloomington Rd



## PRIVATE SCHOOLS

The private schools nearest to you are:



### Quantum Academy

Grades 1 to 12  
9555 Yonge St

### Jingbao Bilingual Montessori School

Grades PK to 3  
265 16th Ave

### Richmond Hill Montessori Elementary School

Grades PK to 8  
189 Weldrick Rd E

### Discovery Academy

Grades K to 12  
10030 Yonge 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.

### Baif Park

Baif Blvd. and Springhead Gardens



4 mins

### Vanderburgh Park

Bluesky Crescent and Nightstar Dr



7 mins

### Bridgeview Cordone Park

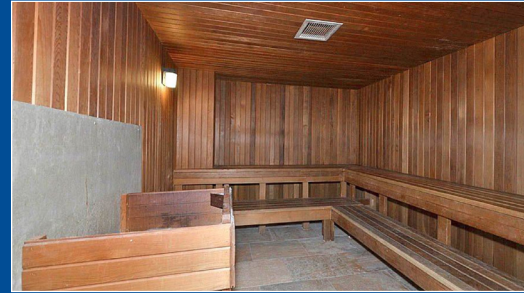
35 Marshall St



5 mins

### FACILITIES WITHIN A 20 MINUTE WALK

4 Playgrounds 1 Splash Pad  
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 25 minute walk away.

### Nearest Rail Transit Stop

Richmond Hill GO

### Nearest Street Level Transit Stop

Yonge St / Baif Blvd



1 min

## 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 1.76km.

### Mackenzie Richmond Hill Hospital

10 Trench St

### Fire Station

191 Major Mackenzie Drive West

### Police Station

171 Major Mackenzie Drive West



HoodQ

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\*\*\*Welcome To Suite 309 At 20 Baif Boulevard\*\*\*

Renovated 3 Bedroom Wrap Around Corner Unit With West, North And East Views, Overlooking Landscaped Gardens. Open Concept Living Room, Dining Room, And Office/Work Space, Bright And Spacious With Floor To Ceiling Windows, With Blinds. Kitchen Area, Ample Cupboards And Storage, Stainless Steel Exhaust Hood, Double Sink, Stainless Steel Appliances, Open To Dining Room. Spacious Primary Bedroom, With Walk In Closet, Closet Organizer, 4 Piece Ensuite, 2 Additional Bedrooms. Hardwood Floors, Ceramics, Closet Organizers, Glass Shower Doors, Ensuite Laundry With Sink, Spacious Kitchen. Amenities Included Outdoor Pool, Sauna, Gym, Game/ Billiards Room, Library, All Located In Club 66 (66 Baif Blvd, Currently Being Renovated). Visitor Parking at 20 Baif. Centrally Located In The Heart Of Richmond Hill. Steps To Transit, Shops, Restaurants, Hillcrest Mall And Much More.

Active Property Management, Well Maintained Lobby And Landscaping. Maintenance Fees Include Heat, Hydro, Water, Central Air, Building Insurance, Parking, Common Elements, Cable TV, Security System.