

WELCOME TO

407 Lady Nadia

www.407ladynadia.com



Shawn Zigelstein
Broker



ROYAL LEPAGE
CHAIRMAN'S CLUB
NATIONAL TOP 1%
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Your Community
REALTY

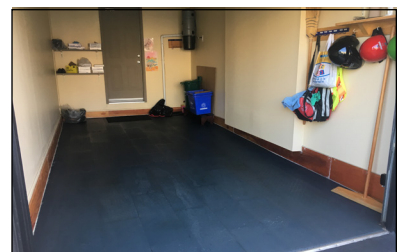
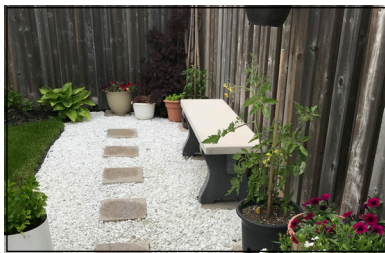
ROYAL LEPAGE

BROKERAGE INDEPENDENTLY OWNED & OPERATED

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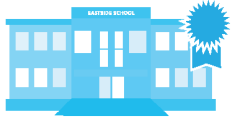
407 Lady Nadia, Thornhill





SCHOOLS

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



Herbert H Carnegie PS

Designated Catchment School
Grades PK to 8
575 Via Romano Blvd

Alexander MacKenzie HS

Designated Catchment School
Grades 9 to 12
300 Major MacKenzie Dr W

ÉS Norval-Morrisseau

Designated Catchment School
Grades 7 to 12
51 Wright St

Roméo Dallaire PS

Designated Catchment School
Grades 2 to 8
550 Peter Rupert Ave

Académie de la Moraine

Designated Catchment School
Grades PK to 6
115 George 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.



Forestview Park
125 Lady Dolores Ave
 3 mins



Shaun Beggs Park
Direzze Ct and Tivoli Ave
 10 mins



Bathurst Greenway
10815 Bathurst St
 7 mins



FACILITIES WITHIN A 20 MINUTE WALK
3 Playgrounds 1 Sports Field
2 Tennis Courts 1 Skateboard Park
1 Basketball Court 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 minute walk away and the nearest rail transit stop is a 48 minute walk away.

Nearest Rail Transit Stop
Richmond Hill GO

Nearest Street Level Transit Stop
Teston Rd / Torah Gate



SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a hospital, and a police station within 2.59km.

Mackenzie Richmond Hill Hospital
10 Trench St

Fire Station
10800 Dufferin St

Police Station
171 Major Mackenzie Drive West

FINANCE



Ernie Zambri
Your Mortgage Planner
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Welcome To Your Dream Home In The Highly Sought-After Upper Thornhill Estates

This Stunning Detached 3-Bedroom Residence Is A True Masterpiece, Boasting An Array Of Upgrades That Elevate It To A Class Of Its Own. From The Moment You Arrive, You'll Be Captivated By The Exceptional Curb Appeal, Featuring Custom Curbs And Meticulously Designed Flower Beds That Enhance The Beauty Of The New Windows, Doors, And Maintenance-Free Aluminum Roof. The Professional Landscaping In Both The Front And Back Yards Creates A Serene And Inviting Atmosphere, Perfect For Relaxation And Outdoor Entertaining.

Step Inside To Discover A Home That Exudes Elegance And Sophistication. The Spacious And Light-Filled Living Areas Are Designed For Both Comfort And Style, Offering The Perfect Setting For Family Gatherings And Entertaining Guests. The Gourmet Kitchen Is A Chef's Delight, Equipped With Stainless Steel Appliances, Custom Cabinetry, And Exquisite Countertops That Make Meal Preparation A Joy. The Open-Concept Layout Seamlessly Connects The Kitchen To The Dining And Living Areas, Creating A Harmonious Flow Throughout The Main Floor. The Main Living Areas Combined With Spotless Hardwood Floors, Smooth Ceilings And Pot Lights Will Help You Fall In Love Even More.

The Luxurious Master Suite Is A Private Oasis, Featuring A Spa-Like Ensuite Bathroom And Ample Closet Space. Two Additional Well-Appointed Bedrooms Provide Plenty Of Room For Family Members Or Guests, Each Offering Comfort And Privacy. The Attention To Detail And Quality Craftsmanship Is Evident In Every Corner Of This Home, With Upgrades Too Numerous To List. The Second-Floor Laundry Has Been Converted Into A Dreamy Walk-In Closet And Can Easily Be Changed Back Based On Your Taste. There Is Also A Professionally Finished Basement Complete With 3 Pc Bath And Open Concept Layout For You To Entertain.

This Exceptional Property Is Located In A Vibrant Community Known For Its Excellent Schools, Parks, And Amenities. Upper Thornhill Estates Offers A Lifestyle Of Convenience And Luxury, With Easy Access To Shopping, Dining, And Entertainment Options. Don't Miss The Opportunity To Make This Extraordinary Home Your Own. Schedule A Viewing Today And Experience The Unparalleled Charm And Elegance Of This Remarkable Residence. Your Dream Home Awaits!

Extras: All Existing Stainless Steel Appliances: Frigidaire Fridge, IKEA Flat Top Stove, Frigidaire Built-In Microwave, Frigidaire Built-In Dishwasher, LG White Washer And Dryer, Oak Staircase, TV And Wall Mount In Basement, Built-In Speakers And Amplifier In Basement, Cold Cellar In Basement, All Custom Window Coverings, All Electrical Light Fixtures, Aprilaire Digital Thermostat, CVAC And All Attachments, Furnace (2019), AC, Tankless Hot Water Tank (2024), Sommer Quiet Garage Door Opener And Three Remotes, Vinyl Flooring In Garage, Shelves In The Garage, BBQ, Gas Line For BBQ, Gazebo And Garden Shed In Backyard, Windows (2019), Aluminum Roof (2021)

With 50 Year Transferrable Warranty.

Taxes - \$5,703.30/2024 | Lot - 25.04 ft x 105.85 ft

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