

WELCOME TO

44 Johnswood Cres

www.44Johnswood.com



Vanessa Oliveira
Sales Representative



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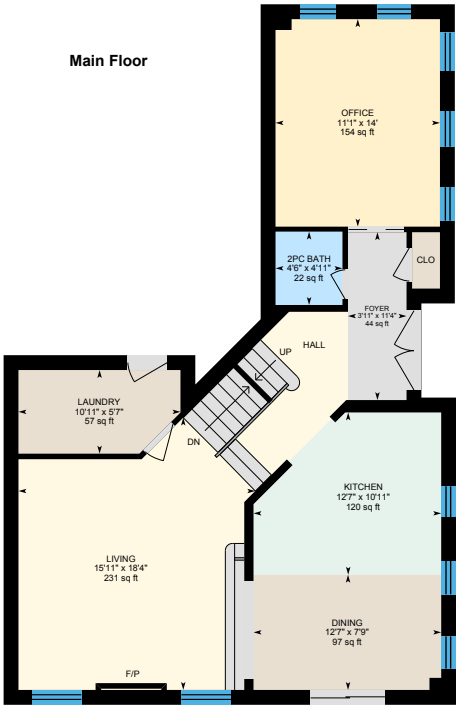
ROYAL LEPAGE
CHAIRMAN'S CLUB
NATIONAL TOP 1%
LIFETIME MEMBER

Shawn Zigelstein
Broker

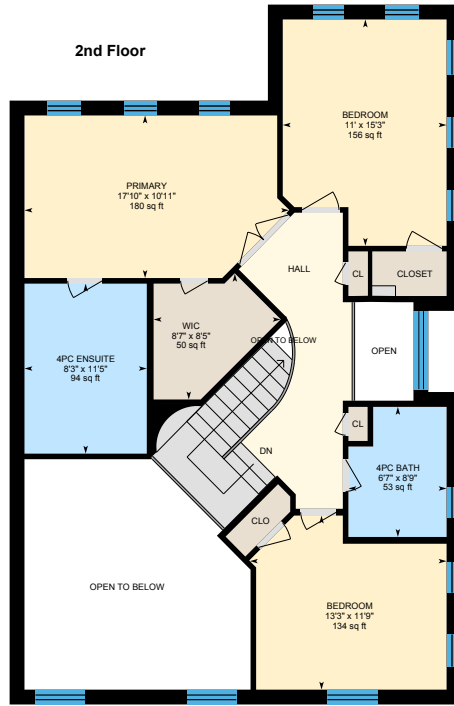


44 Johnswood Cres, Vaughan

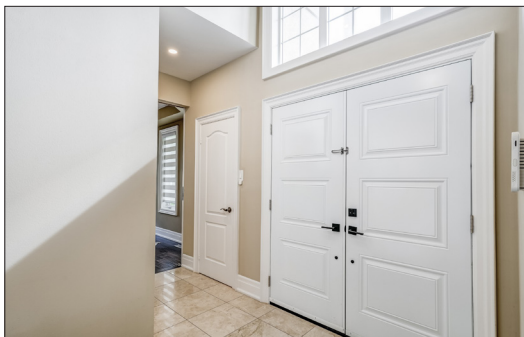
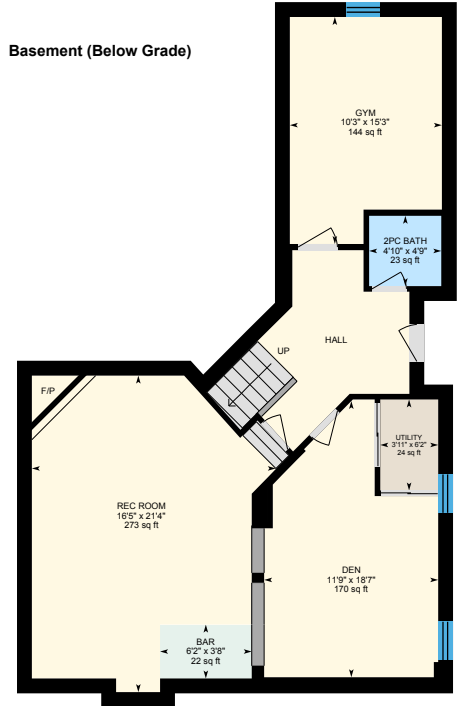
Main Floor



2nd Floor



Basement (Below Grade)













PUBLIC SCHOOLS

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

Vellore Woods PS

Designated Catchment School
Grades PK to 8
115 Starling Blvd

ÉE La Fontaine

Designated Catchment School
Grades PK to 6
10110 Islington Ave

ÉS Norval-Morrisseau

Designated Catchment School
Grades 7 to 12
51 Wright St

ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

St Luke Catholic Learning Centre

Grades 9 to 12
8787 Weston Rd

Msrgr Fraser College (Norfinch Campus)

Grades 9 to 12
45 Norfinch Dr

CATHOLIC SCHOOLS

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

St Emily Catholic ES

Grades PK to 8
60 Vellore Woods Blvd

ÉE C Le-Petit-Prince

Grades PK to 6
79 Avro Rd

St John Bosco Catholic ES

Grades 1 to 8
199 Belview Ave

St Jean de Brebeuf Catholic HS

Grades 9 to 12
2 Davos Rd

PRIVATE SCHOOLS

The private schools nearest to you are:



North Hill Private School

Grades PK to 3
9555 Weston Rd

Vaughan College

Grades 7 to 12
9121 Weston Rd

Evergreen Leadership Academy

Grades PK to 8
2701 Rutherford Rd

The Nature School at Kortright

Grades PK to 3, Ungraded
9550 Pine Valley Dr

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.



Comdel Park
60 Comdel Blvd
5 mins



Vellore Heritage Square
9541 Weston Road
6 mins



Vellore Woods Park
335 Vellore Woods Blvd
5 mins



FACILITIES WITHIN A 20 MINUTE WALK
4 Playgrounds
5 Basketball Courts
1 Ball Diamond
2 Sports Fields
2 Sports 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 2 minute walk away and the nearest rail transit stop is a 57 minute walk away.

 **Nearest Rail Transit Stop**
Rutherford GO

 **Nearest Street Level Transit Stop**
Vellore Woods Blvd / Shadetree Cres



2 mins

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 2.41 km.

 **Cortellucci Vaughan Hospital**
3200 Major MacKenzie Dr W

 **Fire Station**
40 Eagleview Heights

 **Police Station**
2700 Rutherford Road



HoodQ

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SPECTACULAR LUXURY LIVING BOTH INSIDE AND OUT

Welcome To This Amazingly Updated Family Home In The Highly Sought-After Community Of Vellore Village! This Stunning 3+1 Bedroom Home Sits Perfectly On A Premium Corner Lot, With Extensive Professional Landscaping That Sets The Stage For Unparalleled Curb Appeal. Step Inside To Discover A Masterpiece Of Modern Design, Where Every Detail Has Been Meticulously Crafted To Create An Atmosphere Of Elegance And Sophistication. The Open Concept Layout Seamlessly Blends Style With Functionality, Featuring Hand-Scraped Hardwood Flooring That Exudes Warmth And Character Throughout. As You Enter The Grand Room, Prepare To Be Amazed By 20-Foot Ceilings That Elevate The Space To New Heights. The Staircase To The Second Floor Gracefully Overlooks This Impressive Area, While Expansive Windows Flood The Home With Natural Light, Creating An Inviting Ambiance That's Perfect For Both Relaxation And Entertaining. The Basement Lounge Area Is Ideal, Complete With Custom Built-In Wet Bar Area, Gas Fireplace And Endless Entertainment Possibilities. Whether Hosting Gatherings With Friends Or Enjoying Quiet Moments Of Relaxation, This Versatile Space Offers The Ultimate In Comfort And Style. Step Outside And Experience Your Own Private Oasis In The Backyard, Where An Entertainer's Dream Awaits. A Sparkling Saltwater Pool Takes Centre Stage, Accented By Three Water Fountains That Add A Touch Of Luxury To Every Swim, In Addition To An Electronic Safety / Solar Cover For Added Security. Relax And Unwind In The Jacuzzi Hot Tub And Enjoy The Added Convenience Of An Outdoor Bathroom. This Backyard Wouldn't Be Complete Without a Covered Lounging And Dining Area Complete With Powered Solar/ Bug Blinds, Custom Lighting, fans, Cedar Panelling And Accents Throughout. No matter the season, the outdoor patio offers a cozy retreat as an extension of living space, complete with drop-down screening and built-in heaters for year-round enjoyment. Gather around the natural gas firepit and outdoor sectional, where memorable evenings are spent. Families will appreciate the proximity to top-ranked schools, ensuring a bright future for the young ones. The vibrant neighbourhood also offers convenient access to shopping centres, lush parks, and HWY 400, making commutes a breeze. For the nature enthusiasts, nearby trails provide a peaceful escape from the hustle and bustle. This home isn't just a residence, it's a lifestyle waiting to be embraced.

Extras: All Existing Appliances Unless Excluded: GE Stainless Steel Gas Stove, Whirlpool Stainless Steel Built-In Microwave Rangehood, Samsung Stainless Steel Built-In Dishwasher, Frigidaire Stainless Steel Fridge, Whirlpool White Washer, GE White Dryer, Black Samsung TV & Wall Mount, Black Danby Bar Fridge, All Existing Light Fixtures, All Window Coverings; Backyard: Natural Gas Firepit, Sectional Sofa, Muskoka Chairs, Jacuzzi Hot Tub, Kitchen Aid Stainless Steel BBQ, Bar Stools, TV Mount, Wood Fire Pit, Built-In Outdoor Heaters (X2), Wood Bench/Seat In Change Room, Pool and All Related Equipment, Robot Pool Cleaner, Pool Winter Cover, Garage Door Remote, Alarm System/Keypad, Doorbell Camera, Furnace, AC, Humidifier.

EXCLUDED: Black Samsung TV (In Backyard), Shelving In 2nd Bedroom.

Rental: Hot Water Tank.

Lot: Irregular 25.29 ft x 27.11 ft x 83.34 ft (west) x 101.22 ft (east) x 44.99 ft (rear) | Taxes: \$5,713.66/2023

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