

WELCOME TO

53 Burton Howard Drive



Shawn Zigelstein
Broker



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

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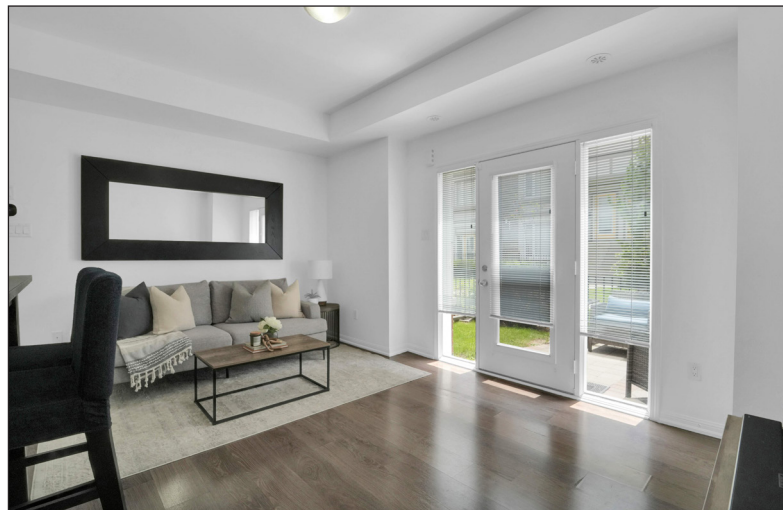
YOUR **Community**
REALTY™

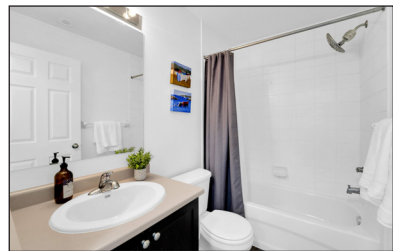
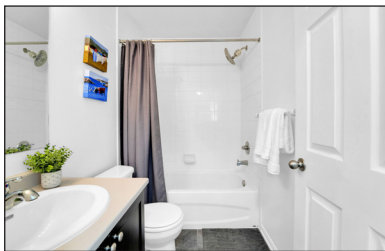
ROYAL LEPAGE

BROKERAGE INDEPENDENTLY OWNED & OPERATED

905.731.2000

53 Burton Howard Drive, Aurora





PUBLIC SCHOOLS

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

Rick Hansen PS

Designated Catchment School
Grades PK to 8
490 Mavrinac Blvd

Académie de la Moraine

Designated Catchment School
Grades PK to 6
115 George St

ÉS Norval-Morriseau

Designated Catchment School
Grades 7 to 12
51 Wright St

Lester B. Pearson PS

Designated Catchment School
Grades 3 to 8
15 Odin Crescent

Dr. G.W. Williams SS

Designated Catchment School
Grades 9 to 12
39 Dunning Ave

ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

The Lighthouse Learning and Development

Grades K to 12
222 Edward St

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Grades K to 12
222 Edward St

CATHOLIC SCHOOLS

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

St. Jerome Catholic ES

Grades PK to 8
20 Bridgenorth Dr

ÉEC Saint-Jean

Grades PK to 6
90 Walton Dr

St. Joseph Catholic ES

Grades 1 to 8
2 Glass Dr

St. Maximilian Kolbe HS

Grades 9 to 12
278 Wellington St E

PRIVATE SCHOOLS

The private schools nearest to you are:



Aurora Montessori School

Grades PK to 8
330 Industrial Pkwy N

Country Garden Montessori Academy

Grades PK to 12
601 Newpark Blvd

Aurora Preparatory Academy

Grades PK to 8
81 Industrial Pkwy N

St. Andrew's College

Grades 5 to 12
15800 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.

Lundy Park
28 Ballymore Dr.

5 mins

Hamilton Park
560 John's Sd. Rd. & 334
Pinnacle Trail

8 mins

Ada Johnson Park
60 Hartwell Way

5 mins

FACILITIES WITHIN A 20 MINUTE WALK

4 Playgrounds 2 Splash Pads
1 Rink 2 Sports Courts
4 Basketball Courts 1 Trail
2 Sports Fields



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 36 minute walk away.

Nearest Rail Transit Stop
Aurora GO

Nearest Street Level Transit Stop
Bayview Av / St. John's Sd Rd

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 4.28km.

Southlake Regional Health Centre
596 Davis Dr

Fire Station
1344 Wellington St E

Police Station
240 Prospect Street

HoodQ

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Welcome Home To This Delightful One-Bedroom Main Floor Condo Townhouse In The Heart Of Aurora

If You Want Condo Lifestyle Without Living In A High Rise Building Then This Is The Place For You! The Open-Concept Layout Features Beautiful Laminate Floors, Gourmet Sized Kitchen Which Adds To This Warm And Inviting Space. You'll Appreciate The Convenience Of In-Suite Laundry And The Attached Garage, Providing Easy Access To Your Car And Extra Storage. The Fenced In Front Patio Overlooks The Lawns Of The Complex And Is A Great Spot To Sit And Enjoy A Morning Coffee Or An Evening Beverage. This Well-Maintained Unit Is Ideally Situated Near Schools, Shopping Centers, Restaurants, And Public Transit. Explore Nearby Walking Trails, Parks, And Golf Courses, Making This Location Perfect For An Active Lifestyle. Don't Miss Out On This Fantastic Opportunity!

All Existing Appliances: Frigidaire Stainless Steel Fridge, Frigidaire Stainless Steel Flat Top Stove, Stainless Steel Hood Fan, Frigidaire Stainless Steel Built-In Dishwasher, LG ThinQ Stackable White Washer and Dryer, Ecobee Thermostat, All Window Coverings, All Electrical Light Fixtures, Garage Door Opener.

Excluded: Shelves In The Garage | Rental: Hot Water Tank

Taxes: \$2,386.01/2023 | Maintenance Fees: \$225.62/month

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