

WELCOME TO

# 87 Cozens Drive

[www.87cozens.com](http://www.87cozens.com)



**Shawn Zigelstein**  
Broker



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

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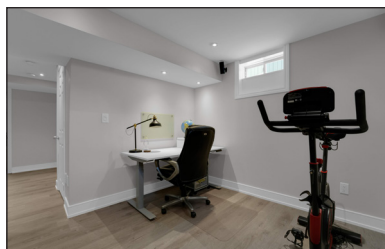
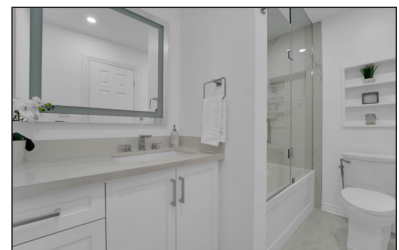
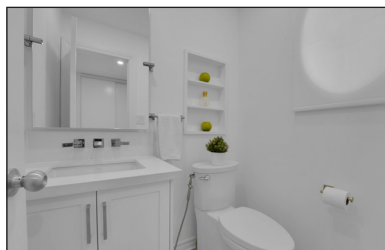
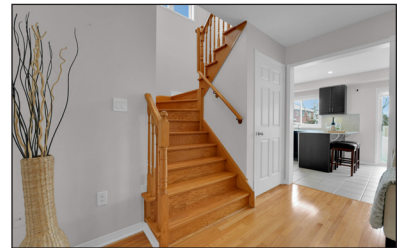
**ROYAL LEPAGE**

BROKERAGE INDEPENDENTLY OWNED & OPERATED

905.731.2000

*87 Cozens Drive, Richmond Hill*





## PUBLIC SCHOOLS

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

### Kettle Lakes PS

Designated Catchment School  
Grades PK to 8  
62 Kingshill Rd

### 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

### Windham Ridge PS

Designated Catchment School  
Grades 1 to 8  
32 Red Cardinal Trail

### King City SS

Designated Catchment School  
Grades 9 to 12  
2001 King Rd

## ALTERNATIVE & SPECIAL SCHOOLS

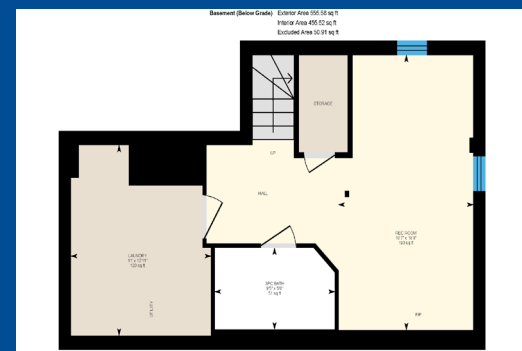
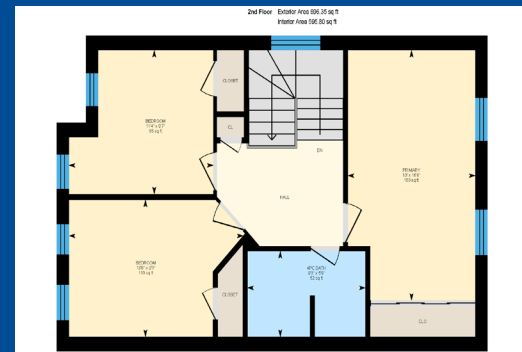
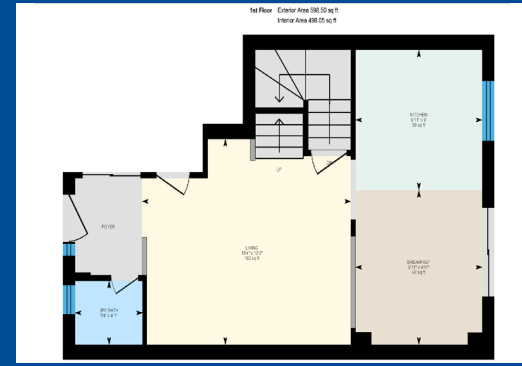
Nearby alternative and special education schools include:

### Dr. Bette Stephenson Centre for Learning

Grades 9 to 12, Adult  
36 Regatta Ave

### YRDSB Continuing Education

Grades 9 to 12  
11160 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.



### Sweet Grass Hill Park & School Grounds

Augustine Ave and Dietzman Ct  
3 mins



### Timber Valley Trail

Estate Garden Drive  
10 mins



### Groewood Park

Groewood St. and Dairy Ave.  
7 mins



### FACILITIES WITHIN A 20 MINUTE WALK

- 2 Playgrounds
- 3 Tennis Courts
- 12 Basketball Courts
- 3 Sports Fields
- 1 Splash Pad
- 1 Golf Course
- 2 Sports Courts
- 1 Driving Range
- 2 Trails
- 1 Arts/Performance Facility

## 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 60 minute walk away.

### Nearest Rail Transit Stop

King City GO

### Nearest Street Level Transit Stop

Kingshill Rd / Holtby St



2 mins

## 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 7.33km.

### Mackenzie Richmond Hill Hospital

10 Trench St

### Fire Station

13067 Yonge Street

### Police Station

100 Bloomington Road

\*\*\*Welcome To Your Dream Home In The Prestigious McLeod's Landing Community Of Richmond Hill!\*\*\*

This Stunning 3-Bedroom Townhome Has Been Meticulously Renovated To Showcase The Epitome Of Modern Living. From The Moment You Step Inside, You'll Be Captivated By The Model Home-Like Ambiance, Featuring Elegant Finishes And Thoughtful Design Throughout. Location Is Key, And This Townhome Delivers On All Fronts. Situated Within Walking Distance To Top-Ranked Schools, Nature Trails, And Public Transit, You'll Enjoy The Convenience Of Urban Amenities While Being Surrounded By Natural Beauty. Commuters Will Appreciate The Easy Accessibility To Both The 400 And 404 Highways, Making Your Commute A Breeze.

The Main Floor Boasts An Open-Concept Layout, Illuminated By An Abundance Of Natural Light And Enhanced By The Addition Of Stylish Pot Lights. The Living And Dining Areas Flow Seamlessly, Creating An Inviting Space Perfect For Both Entertaining And Everyday Living. The Gourmet Kitchen Is A Chef's Delight, Equipped With Top-Of-The-Line Appliances, Corian Countertops, Custom Backsplash, Sleek Cabinetry, And A Spacious Peninsula That Doubles As A Breakfast Bar.

Upstairs, You'll Find Three Generously Sized Bedrooms, Each Offering A Serene Retreat For Rest And Relaxation. The Primary Suite Is A True Sanctuary, Complete With Custom Built In Organizers. The Additional Bedrooms Are Equally Impressive, Featuring Ample Closet Space And Large Windows That Bathe The Rooms In Sunlight. The Renovated Main Bathroom Exudes Spa-Like Tranquility To Enjoy After A Long Days Work. The Professionally Finished Basement Adds Valuable Living Space, Ideal For A Family Room, Home Office, Or Fitness Area. Even The Laundry Room Is Completely Finished For You, And Then The Extra Large 3 Pc Bath To Top Off The Space – Just What You Need! This Versatile Space Is Designed To Meet Your Family's Needs, Providing Endless Possibilities For Customization.

Step Outside To Discover The Custom Landscaped Backyard, A Private Oasis Perfect For Outdoor Gatherings And Summer Barbecues. The Meticulously Maintained Garden And Patio Area Offer A Peaceful Escape From The Hustle And Bustle Of Daily Life. Don't Miss The Opportunity To Own This Exceptional Townhome In McLeod's Landing. With Its Prime Location, Exquisite Renovations, And Thoughtful Features, This Home Is Truly A Rare Find. Schedule Your Private Showing Today And Experience The Unparalleled Lifestyle That Awaits You In Richmond Hill.

Extras: All Existing Stainless Steel Appliances: GE Fridge, GE Profile Flat Top Stove, Whirlpool Built-In Microwave, GE Profile Built-In Dishwasher, Fridge In Garage, Electrolux Grey Washer And Dryer, All Window Coverings, All Electrical Light Fixtures, Oak Staircase, Thermostat, AC, Furnace, Humidifier, CVAC And All Related Attachments, Yamaha Receiver With Kef Speaker System & 3D Glasses In Basement, TV And Mounts In Basement, TV Mounts On Main And 2nd Floors, Shelves Under TVs, Electric Fireplace In Basement, RING Doorbell, Exterior Video Cameras And Camera In The Kitchen (Not Monitored), Garage Door Opener With Two Remotes And Control Pad, Bench On Front Porch, Garden Shed.

Taxes - \$3,998.18/ 2024 | Lot - 24.61 ft x 88.58 ft | Rental - Hot Water Tank

Royal LePage Your Community Realty Brokerage does not warrant or guarantee the information in this feature sheet.