

WELCOME TO

9 Mendy's Forest

www.9MendysForest.com



**Shawn
Zigelstein**
Broker

TEAM **ZOLD**

Your Home • Your Life • Your Realtors

Working For You!

905.731.2000

www.teamzold.com



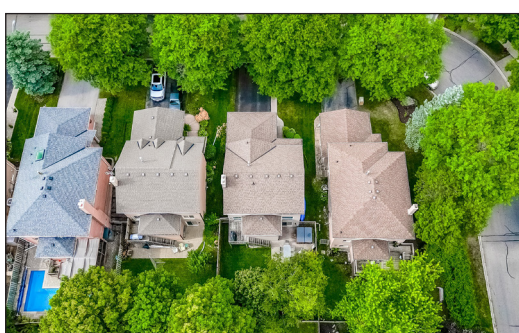
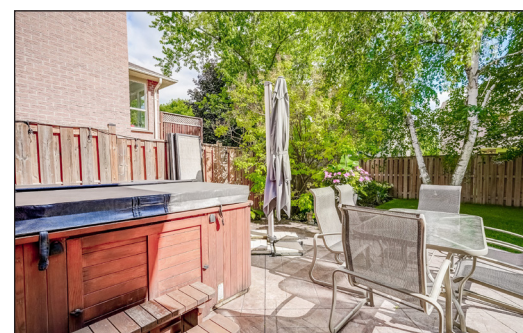
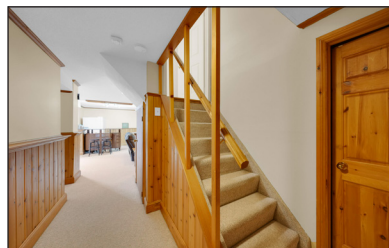
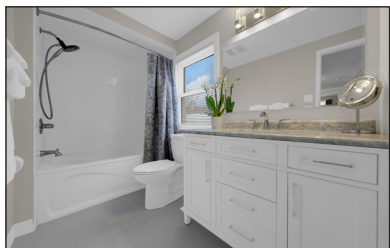
ROYAL LEPAGE
CHAIRMAN'S CLUB
NATIONAL
TOP 1%
LIFETIME MEMBER

Your
Community
REALTY™

ROYAL LEPAGE

BROKERAGE INDEPENDENTLY OWNED & OPERATED





Mendy's Forest, Aurora

PUBLIC SCHOOLS

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

Devins Drive PS

Designated Catchment School
Grades PK to 8
70 Devins Dr

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

Lester B. Pearson PS

Designated Catchment School
Grades 3 to 8
15 Odin Crescent

Aurora HS

Designated Catchment School
Grades 9 to 12
155 Wellington St W

CATHOLIC SCHOOLS

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

Our Lady of Grace Catholic ES

Grades PK to 8
120 Aurora Heights Dr

ÉÉC 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:



St. Andrew's College

Grades 5 to 12
15800 Yonge St

Aurora Montessori School

Grades PK to 8
330 Industrial Pkwy N

Aurora Preparatory Academy

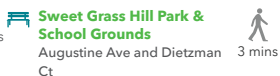
Grades PK to 8
81 Industrial Pkwy N

Country Garden Montessori Academy

Grades PK to 12
601 Newpark Blvd

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



Grovewood Park
Grovewood St. and Dairy Ave.



7 mins

FACILITIES WITHIN A 20 MINUTE WALK

- 2 Playgrounds
- 12 Tennis 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

ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

Agora Prep Academy

Grades 1 to 12
126 Wellington St W

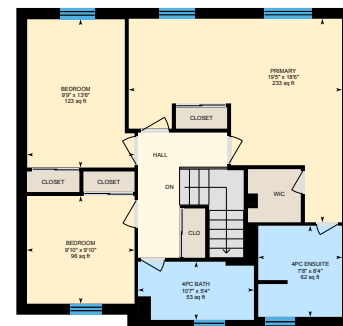
Agora Prep Academy

Grades 1 to 12
126 Wellington St W

Main Floor



2nd Floor



Basement (Below Grade)



Disclaimer: These materials have been prepared for shawn@teambold.com and are not intended to solicit buyers or sellers currently under contract with a brokerage. By accessing this information you have agreed to our terms of service, which are hereby incorporated by reference. This information may contain errors and omissions. You are not permitted to rely on the contents of this information and must take steps to independently verify its contents with the appropriate authorities (school boards, governments etc.). As a recipient of this information, you agree not to hold us, our licensors or the owners of the information liable for any damages, howsoever caused.

Welcome To Your Dream Home In The Prestigious Hills Of St Andrews Community In Aurora

This Stunning 3-bedroom Family Home Has Been Meticulously Renovated Over The Years, Offering Modern Comforts And Timeless Elegance. Similar Floorplans Offer A 4 Bedroom Design, Easy To Convert This Into The Same. Step Into The Heart Of The Home, Where A Custom Kitchen Awaits, Featuring High-end Appliances, Sleek Cabinetry, And Ample Counter Space, Perfect For Culinary Enthusiasts. The Spacious Living Areas Are Bathed In Natural Light, Thanks To The Newer Windows That Enhance Energy Efficiency And Aesthetic Appeal. The Split Room Design Gives You The Opportunity To Entertain Both In A Formal Manner, Or More Relaxed If That Is Your Favorite! The Primary Suite Is A True Retreat, Boasting A Luxurious Ensuite Bathroom With Contemporary Fixtures And Finishes. The Additional Bedrooms Are Generously Sized, Providing Comfort And Privacy For The Entire Family. One Of The Standout Features Of This Home Is The Walk-out Basement, Offering Endless Possibilities For A Secondary Suite Or Additional Living Space. The Full Double Car Garage Provides Direct Access To The Home, Ensuring Convenience And Security. Plus, With No Sidewalk, You'll Enjoy Extra Parking Space For Guests And Family Vehicles.

Located In A Family-friendly Neighborhood, This Home Is Close To Top-Ranked Private And Public Schools In York Region, Making It An Excellent Choice For Families Seeking Quality Education. Enjoy The Great Outdoors With Nearby Parks And Trails, Perfect For Weekend Adventures And Daily Strolls. Public Transit Is Easily Accessible, Ensuring A Smooth Commute To Work Or Leisure Activities. Don't Miss The Opportunity To Own This Exceptional Home In The Sought-after Hills Of St Andrews Community. Schedule A Viewing Today And Experience The Perfect Blend Of Luxury, Comfort, And Convenience!

Extras: All Existing Appliances: GE Profile White Ceramic Stovetop and Oven, Bosch White Built-In Dishwasher, Kenmore White French Door Refrigerator, White Freezer In the Basement, Frigidaire White Built-In Microwave, LG Grey Washer and Dryer, Gas Fireplaces, NEST Thermostat, Mid-Efficiency Furnace, Air Conditioning, Reverse Osmosis System, Hydrosol Self-Cleaning Hot Tub (5 seats), Home Security System Hardware, All Window Coverings, All Electrical Light Fixtures, Garage Door Opener and Remotes.

Excluded: Samsung White Fridge and Frigidaire Wine Fridge in the basement | Rentals: Hot Water Heater and Water Softener

Taxes: \$5,601.55 / 2024 | Lot: 42.03 ft x 109.99 ft

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