



84 Venice Gate Dr.

Woodbridge



3

Bedrooms



3

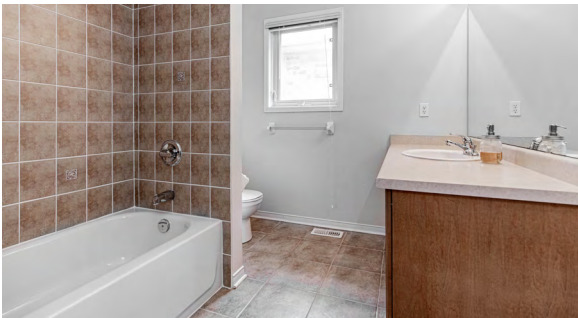
Bathrooms



3

Parking
Spaces

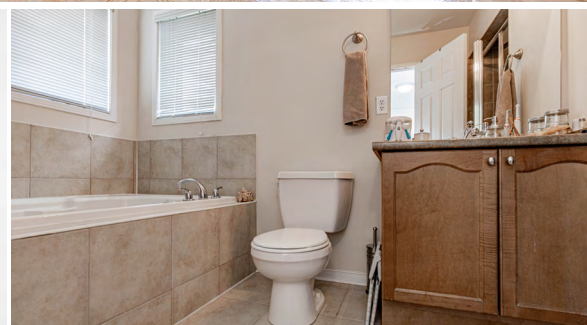
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All information provided is deemed reliable, but is not guaranteed and should be independently verified. We assume no responsibility for the accuracy of any information shown.

Beautiful Detached Home In Vellore Village. 400 & Major Mackenzie, Prime Location! Highly Sought After Community Conveniently Located Near Shopping, Transit, Schools, Parks, Hospital. Large Open Concept Kitchen With Centre Island. Master Bedroom With Walk-In Closet And 4Pc Ensuite. Wood Stairs, Tile And Wood Flooring Throughout. You Don't Want To Miss This Rare Opportunity!

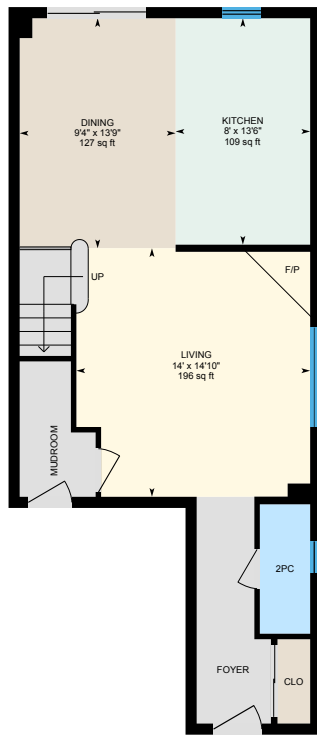
**** EXTRAS **** Mature Perennials In Front & Back Yards, All Window Coverings, Electric Light Fixtures, Stainless Steel Appliances, Washer & Dryer. Open Concept Kitchen With Centre Island With Overhang For Stools. Perfect For Families And Hosting!



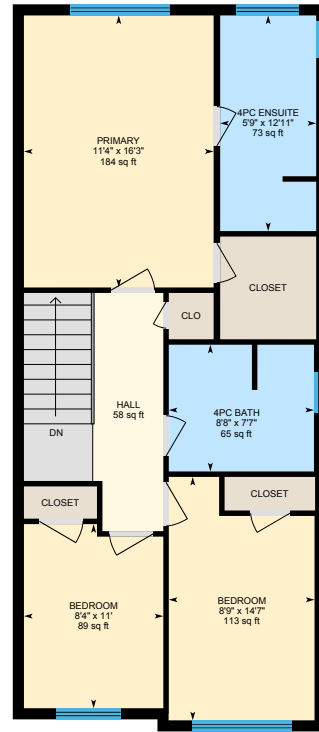
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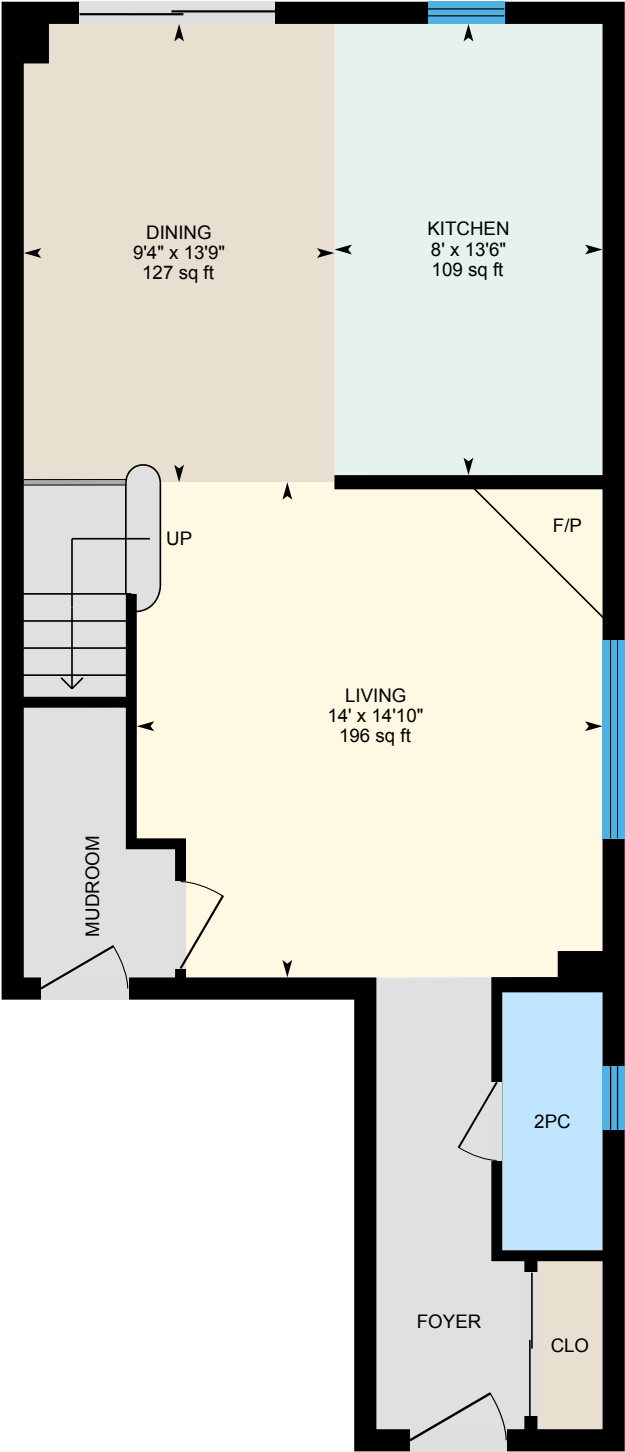


Main Floor



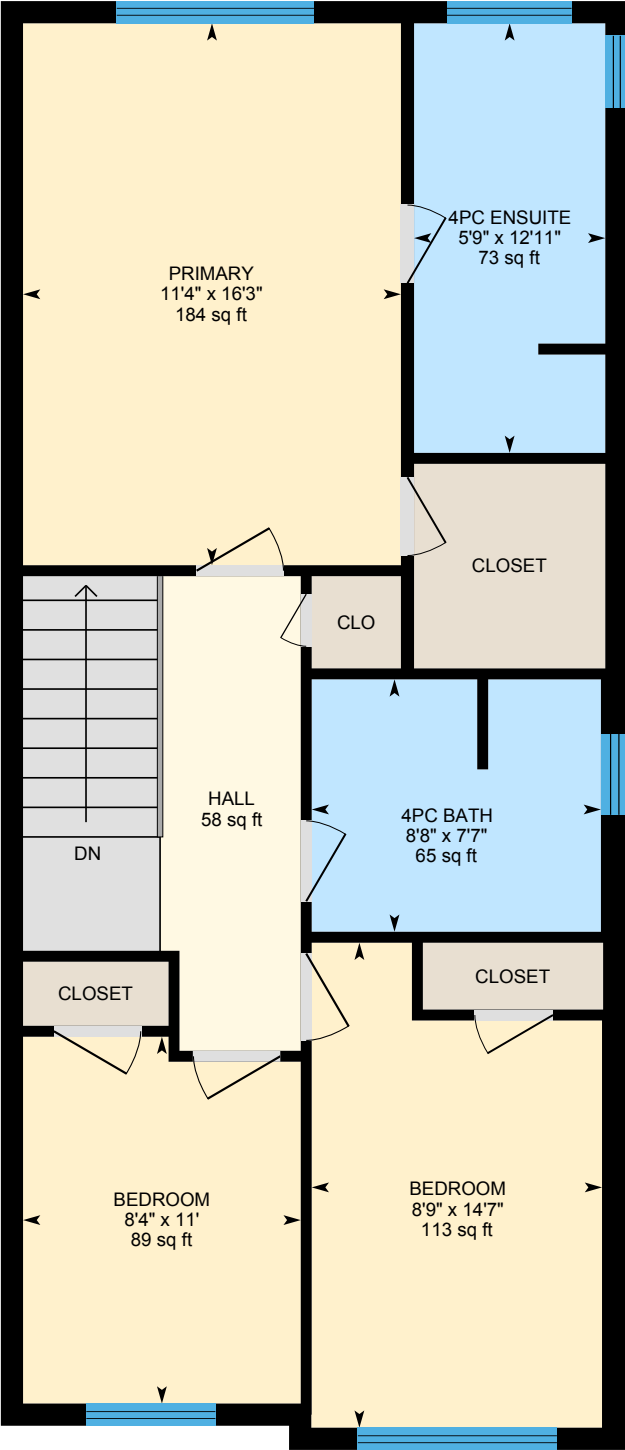
2nd Floor





Main Floor

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



2nd Floor

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

MAIN FLOOR

2pc: 3' x 7'9" | 23 sq ft
Dining: 9'4" x 13'9" | 127 sq ft
Kitchen: 8' x 13'6" | 109 sq ft
Living: 14' x 14'10" | 196 sq ft

2ND FLOOR

4pc Bath: 8'8" x 7'7" | 65 sq ft
4pc Ensuite: 5'9" x 12'11" | 73 sq ft
Bedroom: 8'9" x 14'7" | 113 sq ft
Bedroom: 8'4" x 11' | 89 sq ft
Hall: 58 sq ft
Primary: 11'4" x 16'3" | 184 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR

Interior Area: 586.24 sq ft
Perimeter Wall Length: 122 ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 667.29 sq ft

2ND FLOOR

Interior Area: 727.20 sq ft
Perimeter Wall Length: 122 ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 808.35 sq ft

Total Above Grade Floor Area

Main Building Interior: 1313.44 sq ft
Main Building Exterior: 1475.64 sq ft

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls.

Excluded Area is a sum of interior areas of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces, non-enclosed open spaces, such as decks and balconies.

The footprint of all interior walls and staircases is typically included in the reported Interior Area for a floor. The iGUIDE PDF floor plans use color to highlight all included areas. All excluded areas are shown white.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls, see below for calculation details.

Grade is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

Total Interior Area is the sum of all Interior Areas.

Total Excluded Area is the sum of all Excluded Areas.

Total Exterior Area is the sum of all Exterior Areas.

Unfinished Area is the sum of interior areas of all unfinished rooms (measured to the inside surface of room walls).

Finished Area is Exterior Area minus Unfinished Area. Finished Area includes the footprint of interior and exterior walls.

SCHOOLS

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



Glenn Gould PS

Designated Catchment School
Grades PK to 8
675 Vellore Park Ave

Julliard PS

Designated Catchment School
Grades 2 to 8
61 Julliard Dr

ÉE La Fontaine

Designated Catchment School
Grades PK to 6
10110 Islington Ave

Tommy Douglas SS

Designated Catchment School
Grades 9 to 12
4020 Major MacKenzie Dr W

ÉS Norval-Morrisseau

Designated Catchment School
Grades 7 to 12
51 Wright 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.



Venice Gate Park

180 Trudeau Drive



Mast Road Park

195 Mast Rd



Hillside Park

549 Vellore Park Ave



FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|------------------|-----------------------|
| 4 Playgrounds | 7 Sports Fields |
| 2 Tennis Courts | 3 Basketball Courts |
| 1 Ball Diamond | 1 Skateboard Park |
| 3 Multi-Use Pads | 2 Lawn Bowling/Bocces |

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 53 minute walk away.

 **Nearest Rail Transit Stop**
Maple GO

 **Nearest Street Level Transit Stop**
Canada Dr / Summit Dr  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 8.66km.

 **Mackenzie Richmond Hill Hospital**
10 Trench St

 **Fire Station**
40 Eagleview Heights

 **Police Station**
2700 Rutherford Road

CONVENIENCE

This home is located near everyday amenities to make your daily errands easier.

 **Coffee**  **Gym**
 **Grocery**  **Gas Station**

PUBLIC SCHOOLS

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

Glenn Gould PS

Designated Catchment School
Grades PK to 8
675 Vellore Park Ave

ÉE La Fontaine

Designated Catchment School
Grades PK to 6
10110 Islington Ave

ÉS Norval-Morriseau

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

Julliard PS

Designated Catchment School
Grades 2 to 8
61 Julliard Dr

Tommy Douglas SS

Designated Catchment School
Grades 9 to 12
4020 Major MacKenzie Dr W



CATHOLIC SCHOOLS

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

St Mary of the Angels Catholic ES

Grades PK to 8 (Assigned)
351 Vellore Park Ave

ÉE Le-Petit-Prince

Grades PK to 6 (Assigned)
79 Avro Rd

St John Bosco Catholic ES

Grades 1 to 8 (Assigned)
199 Belview Ave

St Jean de Brebeuf Catholic HS

Grades 9 to 12 (Assigned)
2 Davos Rd

PRIVATE SCHOOLS

The private schools nearest to you are:



North Hill Private School

Grades PK to 3
9555 Weston Rd

Roots Private School

Grades PK to 6
10195 Keele St

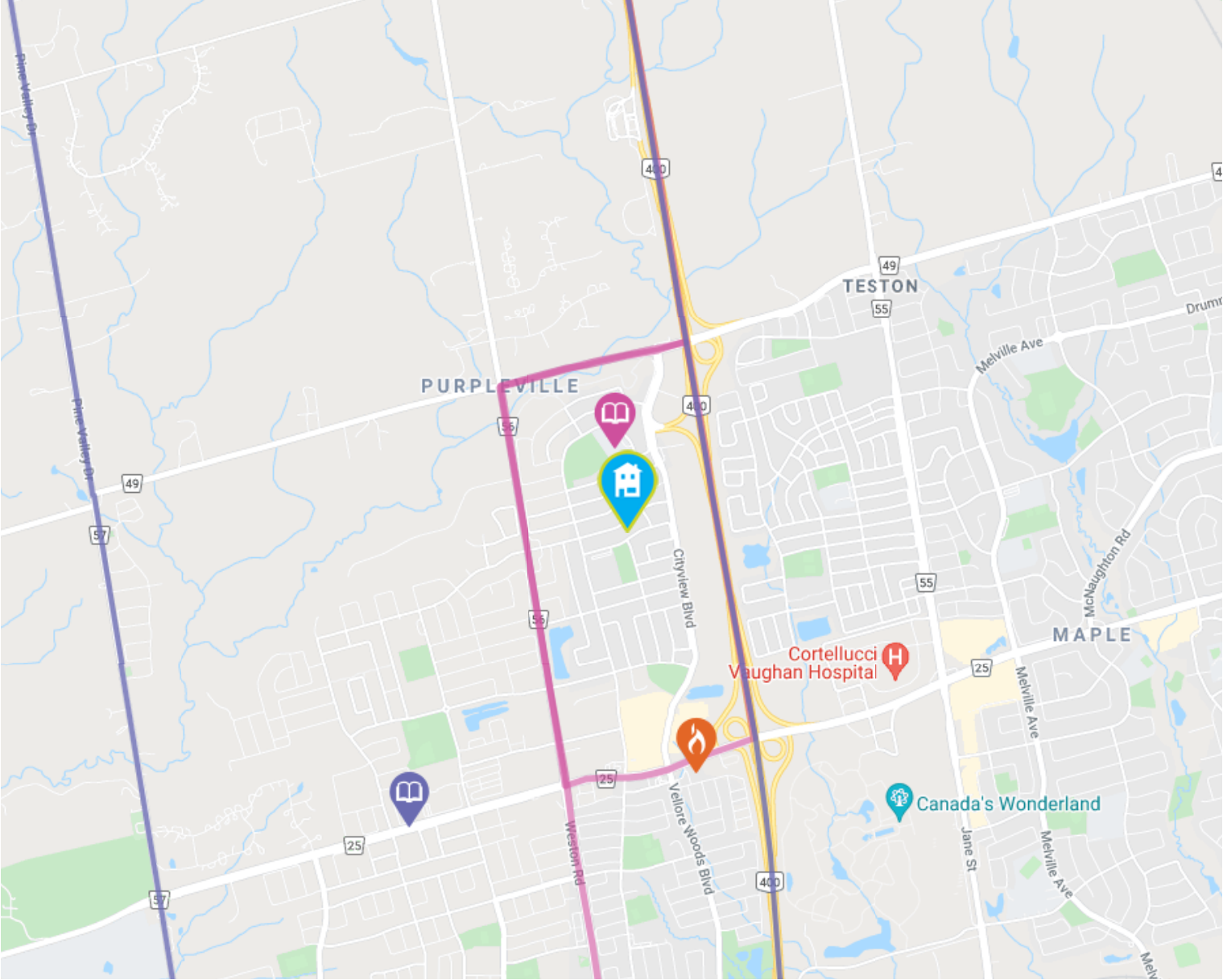
Vaughan College











Grades 7 to 12
9121 Weston Rd

Evergreen Leadership Academy

Grades PK to 8
2701 Rutherford Rd

84 Venice Gate Dr. Woodbridge



-  Elementary Schools
-  Middle Schools
-  High Schools
-  Transit
-  Safety
-  Elementary Attendance Zone
-  Middle Attendance Zone
-  High Attendance Zone
-  Parks
-  Convenience