



REALTY GROUP

51 Sylwood Cres, Vaughan ON, L6A 2R2

A home filled with memories, waiting for yours:

We've spent the last 16 years making 51 Sylwood Crescent our home. Every corner holds a memory, from cozy family dinners to quiet mornings with a coffee. The living room has been our space to unwind, share stories, and celebrate together. The kitchen, where we've gathered for countless meals, has seen everything from weeknight dinners to holiday feasts. This home has been the backdrop for many milestones like birthdays and anniversaries, and while we're excited for the next chapter, we'll always hold this place close to our hearts.

It's not just the house itself, though. The neighbourhood has truly enhanced our lifestyle. With shopping and malls just minutes away, everything we've needed has always been so close and convenient. And of course, the added excitement of being so close to Canada's Wonderland! Weekends have always been filled with family fun, whether we're on a thrill ride, or taking a stroll in one of the nearby parks.

We're leaving behind more than just walls and a roof—we're leaving behind a lifestyle of ease and convenience, and a community that has brought us so much joy.

As we look forward to our new adventures, we hope the next family at 51 Sylwood feels the same sense of warmth, comfort, and belonging we did.

Improvements to Property:

- Furnace (2021)
- Kitchen Stove (2021)
- Roof (2019)
- Built-in Dishwasher (2019)
- Front Windows in Primary Bedroom
- Garage Door

Included with Property:

- Appliances: Refrigerator, Stove, Built-in Dishwasher, Microwave, Washer & Dryer.
- All existing electrical light fixtures, window coverings, bathroom mirrors and wall-mounted shelving
- Gas fireplace in basement Recreation Room
- Central Vacuum with accessories
- Garage Door Opener
- Backyard Shed
- Owned: Furnace and Central Air Conditioner
- Attached 1.5 car garage with large private 2-car driveway

Excluded from the Property:

- All furniture, accessories and décor related to staging

Rentals (assumable):

- Hot Water Tank with Enercare for \$37.97+HST, monthly

Neighbourhood Highlights:

- Transit: Closest bus stop is Melville Ave & Norwood Ave (approx. 4 min walk), Maple GO Station is 2.34kms
- Safety: Cortellucci Vaughan Hospital (1.24kms), Vaughan Fire Station 7-2 (1.7kms), York Regional Police facility #4 (1.28kms)
- Restaurants and Cafes & Conveniences: Wide variety of restaurants, and conveniences such as Fortinos Grocery, LCBO, The Beer Store, Shoppers Drug Mart, South Mackenzie Kids Clinic only minutes away!
- Recreation: Lots of Parks (West Maple Creek, Emmitt Road, Maple Airport, Brent Yerex) with variety of things to do at each one: playgrounds, basketball courts, baseball diamonds, multi-use courts, tennis courts, lawn bowling; Areas to explore (Vaughan Mills Mall, Canada's Wonderland, wide array of experiences ie. Reptilia)
- Schools: Maple Creek PS Elementary (P), Julliard PS Gr 2-8 (P-French Immersion), ÉÉ La Fontaine Gr JK-6(P-French), Maple HS Gr 9-12(P), ÉS Norval-Morrisseau Gr 7-12 (P-French), Blessed Trinity Catholic Elementary (Catholic with French Immersion), ÉÉC Le-Petit-Prince Gr JK-6(Catholic French), St Joan of Arc Catholic HS Gr 9-12 (Catholic), ÉSC Renaissance Gr 7-12 (Catholic French); NEARBY: James Cardinal McGuigan Catholic High School Gr 9-12 (Catholic with Gifted & Special Needs Programs); PRIVATE: Evergreen Leadership Academy, Rutherford Private School