



**STU SELLS**  
REALTY TEAM







🏠 DETACHED ↑ 36.09 X 95.14 SQ. FT. 📍 STOUFFVILLE 🚗 3 🔥 3 BATH

**FOR SALE | \$849,000**

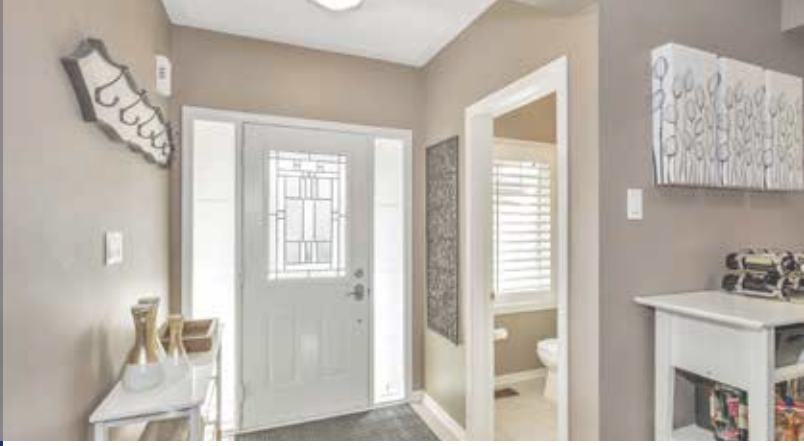
# 142 VERA LYNN CRES

TAXES PER YEAR: \$6,637.00

Founded in 1804 by Abraham Stouffer, the hamlet was originally named Stoufferville. Stouffer built a saw mill and grist-mill on the banks of Duffin's Creek in the 1820s and eventually the community name was shortened to Stouffville when its first post office opened in 1832.

In 1877, Stouffville became an incorporated village and in 1971, the Village of Stouffville amalgamated with Whitchurch Township and was designated a community within the larger town of Whitchurch-Stouffville.

Today the Stouffville community is surrounded with top schools, recreation centers, parks and trails. It is located close to the GO Station, 407 and 404 making it an easy commute for residence. Recently, the growing community is embracing redevelopment in order to enhance the culture and community, and at the corner of Main and Mostar expect a new plaza which will be home to Longo's and Goodlife Fitness.



416.669.9090









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# 142 Vera Lynn Crescent

Whitchurch-Stouffville, ON

HOODQ HIGHLIGHTS

Stuart Sankey

416.669.9090

stusells.ca



## SCHOOLS

With good public schools very close to this home, your kids can thrive in the neighbourhood. There are also 2 Catholic schools and a private school within 3.65km of this address.

### Wendat Village PS

Grades K to 8  
99 Reeves Way Blvd  
0.69 KM

### Glad Park PS

Grades K to 8  
300 Glad Park Ave  
1.12 KM

### Stouffville District SS

Grades 9 to 12  
801 Hoover Park Dr  
0.94 KM

### Harry Bowes PS

Grades K to 8  
90 Greenwood Rd  
1.76 KM

### Oscar Peterson PS

Grades K to 8  
850 Hoover Park Dr  
1.4 KM

### Summitview PS

Grades K to 8  
6551 Main St  
1.15 KM

## PARKS & REC.

There are lots of opportunities for sports, relaxation, and play near this home.



### Memorial Park

491 Park Dr  
0.73 KM



### Martial Arts

6276 Main St  
0.7 KM



### Thicketwood Park

8215 Thicketwood Blvd  
0.85 KM



### Skating Rink

120 Weldon Rd  
0.9 KM

### FACILITIES



### Gym

15 Muston Lane  
0.3 KM



### Yoga

20 Freel Lane  
0.6 KM



### Arena

18-9889 Markham Rd  
6.7 KM

## TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 3 minute walk away and the nearest rail transit stop is a 7 minute walk away.



### Nearest Street Level Transit Stop

Hoover Park Rd / Cabin Trail Cres



### Nearest Rail Transit Stop

Stouffville GO Station Rail



## SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station, a fire station, and a hospital within 9.15km.



### Police Station

6176 Main  
0.54 KM



### Fire Station

100 Weldon Road  
0.84 KM



### Markham Stouffville Hospital

381 Church St  
9.15 KM

## CONVENIENCE

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



### Pharmacy

0.5 KM



### Coffee

0.5 KM



### Shopping Mall

0.66 KM



### Gas Station

0.7 KM



### Cleaner

0.7 KM



HoodQ.com

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# WHY SELL WITH US?



## SIMPLER

DECREASE STRESS. ADD VALUE. THAT IS SELLING SIMPLY!

We'll take care of all the necessary details, cast our buyer net as wide as we can, and create a serious buzz around your listing so this is as stress-free and simple as possible.



## BOLDER

We don't just throw up a 'For Sale' sign when selling a house. We draw in qualified buyers with lots of information, prep work, and beautiful marketing materials, including...

- INTERACTIVE LIFESTYLE VIDEOS
- PROFESSIONAL PHOTOGRAPHY
- COLOURFUL HIGH-QUALITY BROCHURES
- FLOOR PLANS
- AN INDIVIDUAL LISTING WEBSITE
- HOME INSPECTION REPORTS
- SOCIAL MEDIA ADVERTISING (YOUTUBE, FACEBOOK, INSTAGRAM, AND MORE)
- STAGING CONSULTATIONS
- PROFESSIONAL CLEANING

## SMARTER

We've been navigating bidding wars for over a decade. We know how to read the market and read the buyer, and we'll work the process to ensure you get that top dollar price for your home.

Some agents might take the highest offer that comes in - but not us. We'll work all night to make sure every offer on the table is at top dollar, so you get the strongest deal possible.

# 09 Days

AVERAGE DAYS ON MARKET

# 300

PROPERTIES SOLD IN 2017

# Top 1%

OF AGENTS IN TORONTO

416.669.9090



## CHECK OUT [WWW.142VERA.COM](http://WWW.142VERA.COM) FOR:

- VIRTUAL TOUR
- MAP AND LOCATION
- WALKING TOUR OF THE NEIGHBOURHOOD
- SCHOOLS
- CENSUS DESCRIPTION OF THE NEIGHBOURHOOD
- MORTGAGE CALCULATOR
- AND MORE PICTURES!



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**STUART SANKEY & JENNIFER SANKEY**, Sales Representatives

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is proud to support the following foundations:

