

toombs.team/896-bosworth

For Sale

896 Bosworth Crt

NEWMARKET, ONTARIO



COLDWELL BANKER
THE REAL ESTATE
CENTRE, BROKERAGE



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TEAM**
REAL ESTATE GROUP

Property Overview

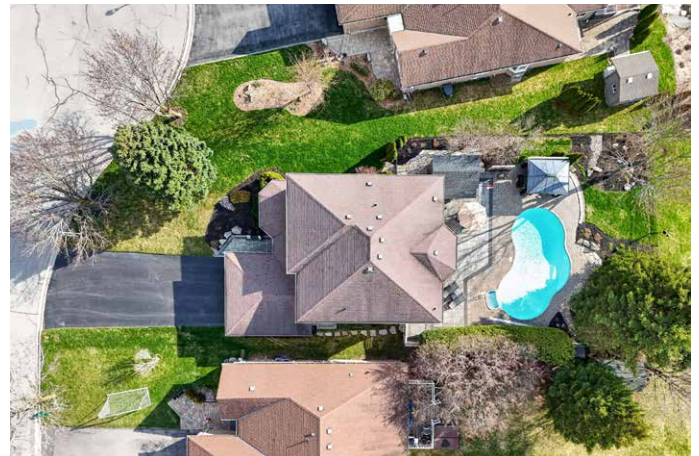
Rare opportunity to be on one of the most desirable locations in all of Armitage Village. Located on Bosworth court, this renovated 4-bedroom home is situated on a private near ¼ acres lot and backs onto greenspace/conservation.

With no neighbours in front or behind, this is a prime family friendly location. Exterior features in the backyard include an inground pool, Hot Tub, cabana bar, hardscape patio for an entertainer's dream yard, while out front you have room for 6 cars in the driveway, no sidewalk and plenty of room for road hockey.

Inside, this home is beautifully finished, with hardwood floors throughout main levels, with beautiful plank vinyl in the finished basement; updated bathrooms; custom kitchen island + Granite counters; main level office, living room + dining room make this a home you really need to see to appreciate.

Other highlights include: 2 gas fireplaces, updated Windows (2012), updated Furnace (2022), Roof Shingles (2009).

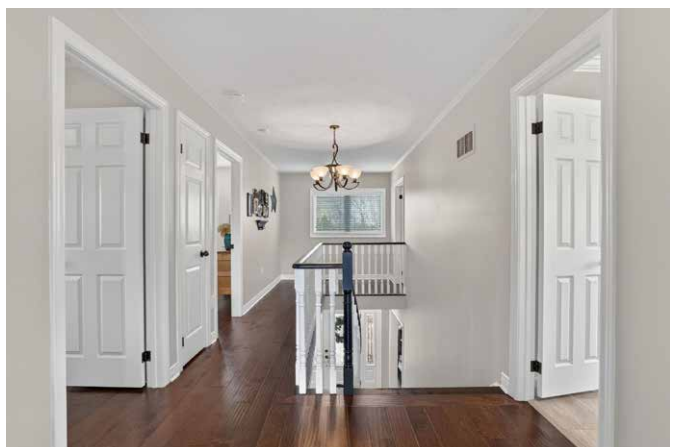
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WHY YOU'LL LOVE IT

01

Family-Friendly Court Location

Tucked away on a quiet, child-friendly court, this home offers a safe and welcoming setting for families. Conveniently located near a selection of well-regarded public and private schools, it's an ideal spot for everyday living.

02

Private Ravine Lot

Situated on a wide lot backing onto a ravine, this property offers enhanced privacy and a peaceful natural backdrop. Enjoy the feeling of being surrounded by greenery while still being close to town amenities.

03

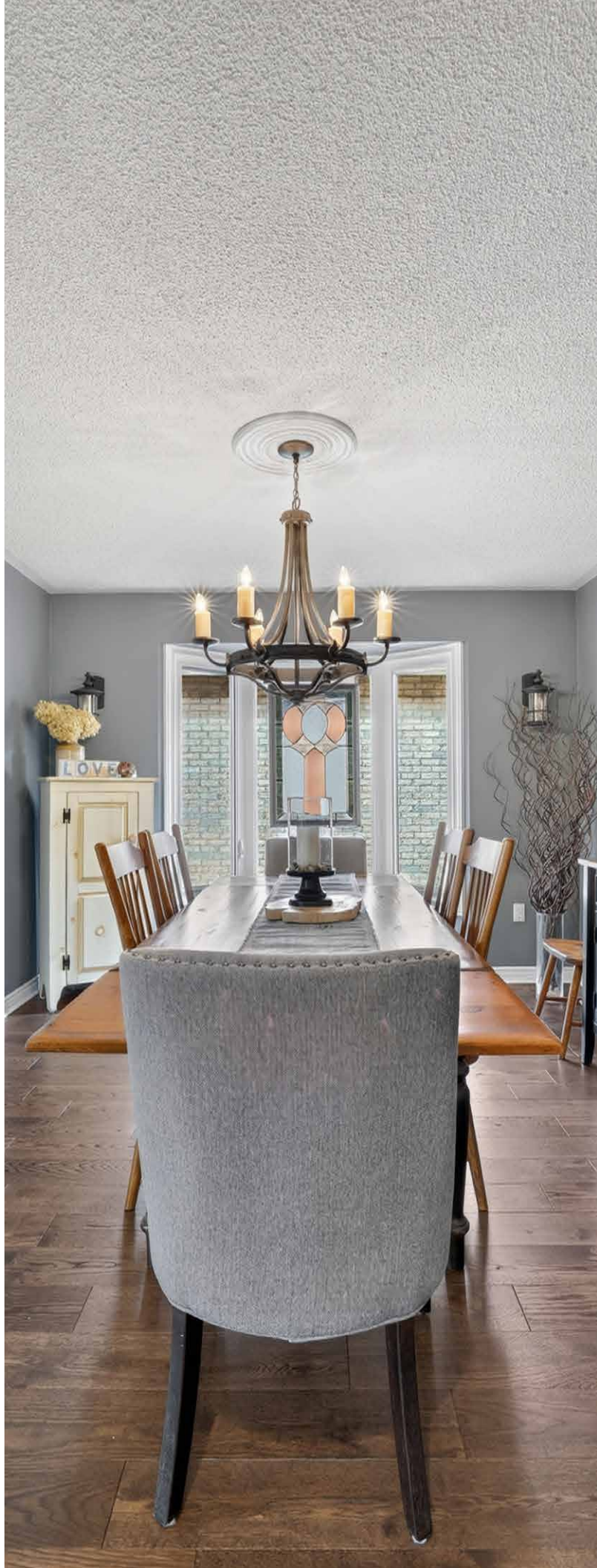
Move-In Ready Living

Beautifully updated throughout, this home features a finished kitchen, bathrooms, and basement, allowing you to move in with ease. Every detail has been thoughtfully considered for comfortable, modern living.

04

Backyard Oasis with Pool

Designed for both relaxation and entertaining, the backyard features a private pool and plenty of space to enjoy the outdoors. Whether hosting or unwinding, this setting offers the perfect escape during warmer months.

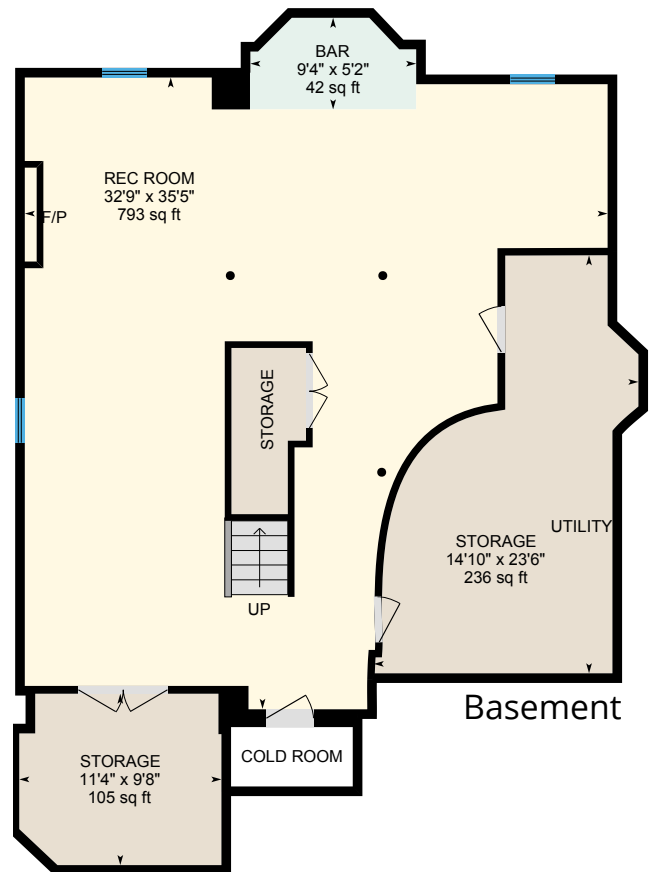
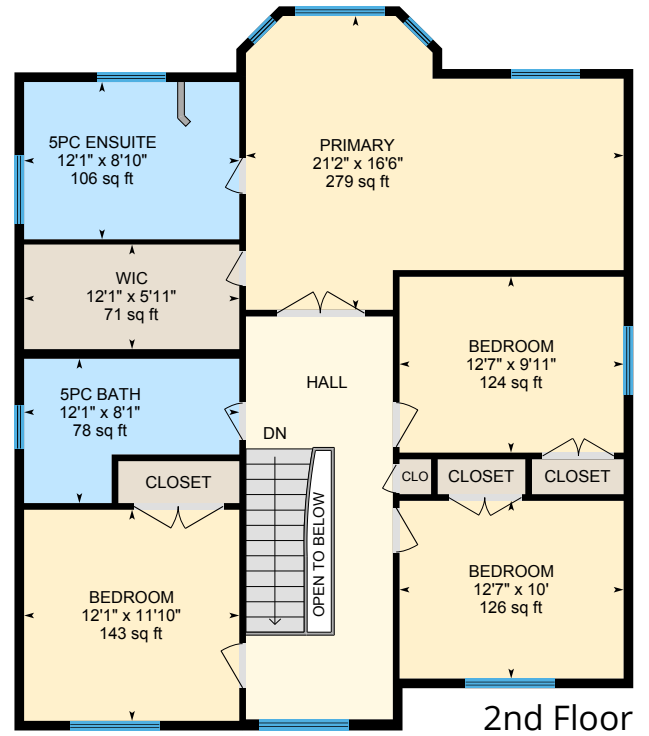
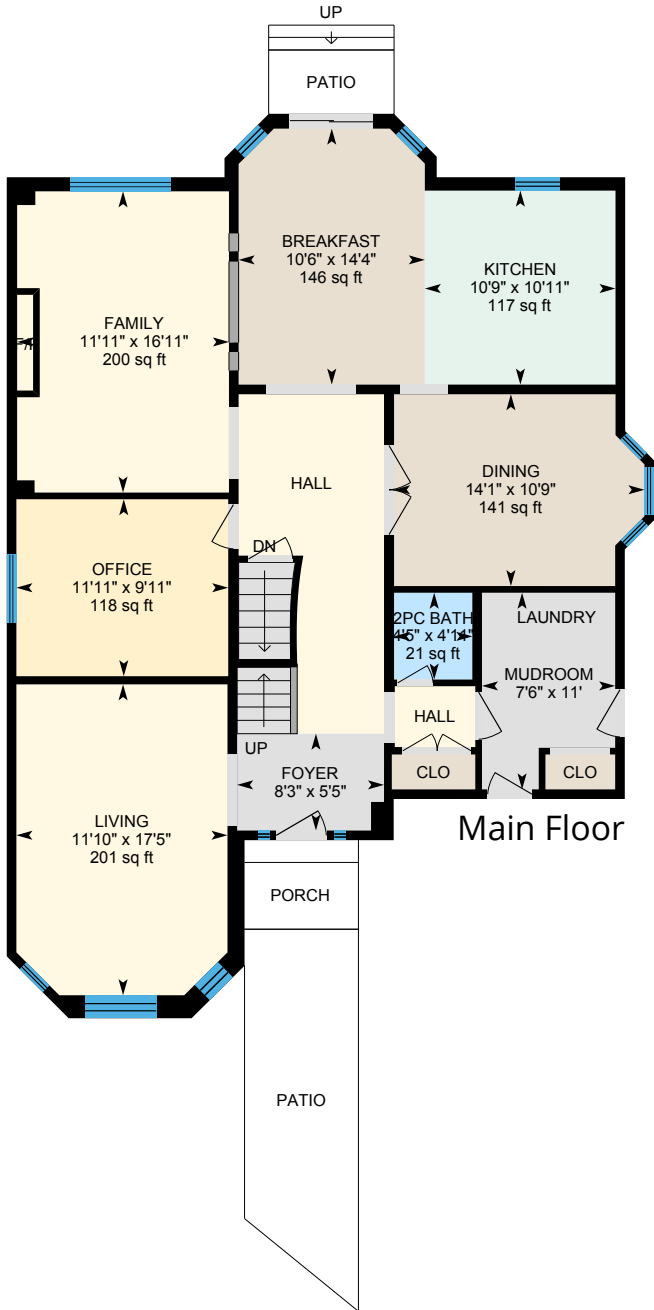






Floor Plans

Total Exterior Area Above Grade 2684.23 sq ft



Newmarket

Local Area Report

Nestled in a prime Newmarket neighbourhood, 896 Bosworth Court puts you near top-rated schools, scenic parks, convenient transit, and trusted healthcare.



SCHOOLS

With good assigned public schools very close to this home, your kids can thrive in the neighbourhood.



Nearby Schools

Armitage Village PS

Designated Catchment School
Grades PK to 8
125 Savage Rd

Sir William Mulock SS

Designated Catchment School
Grades 9 to 12
705 Columbus Way

LookDeeper

Mazo De La Roche PS

Designated Catchment School
Grades 2 to 8
860 Arnold Crescent

ÉS Norval-Morrisseau

Designated Catchment School
Grades 7 to 12
51 Wright St

PARKS & REC

This home is located in park heaven, with 3 parks and 7 recreation facilities within a 20 minute walk from this address.





 **Keffer Parkette**
15 Ballard Crescent
 


8 mins

 **Foxtail Ridge Parkette**
110 Foxtail Ridge
 


10 mins

 **St. Andrew's Valley Golf Club**
4 Pinnacle Trail



9 mins

FACILITIES WITHIN A 20 MINUTE WALK

3 Playgrounds 4 Trails
1 Golf Course

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only 2.9 km away, and the nearest street transit stop is a 3 minute walk away.

 **Nearest Rail Transit Stop**
Aurora GO

 **Nearest Street Level Transit Stop**
Savage Rd / Jelly Av


3 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 4km.

 **Southlake Regional Health Centre**
596 Davis Dr

 **Fire Station**
125 McCaffrey Rd

 **Police Station**
240 Prospect Street



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