

toombs.team/555-william-graham

For Sale

246-555 William Graham Dr

AURORA, ONTARIO



COLDWELL BANKER
THE REAL ESTATE
CENTRE, BROKERAGE



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Property Overview

Welcome to The Arbors in Aurora! This beautifully designed 1-bedroom + den suite offers 723 sq ft of functional living space with a bright open-concept layout and modern vinyl plank flooring throughout.

The spacious primary bedroom features a private ensuite bath and walk-in closet, while the versatile den is ideal for a home office or easily accommodates a Murphy bed or pull-out sofa for guests.

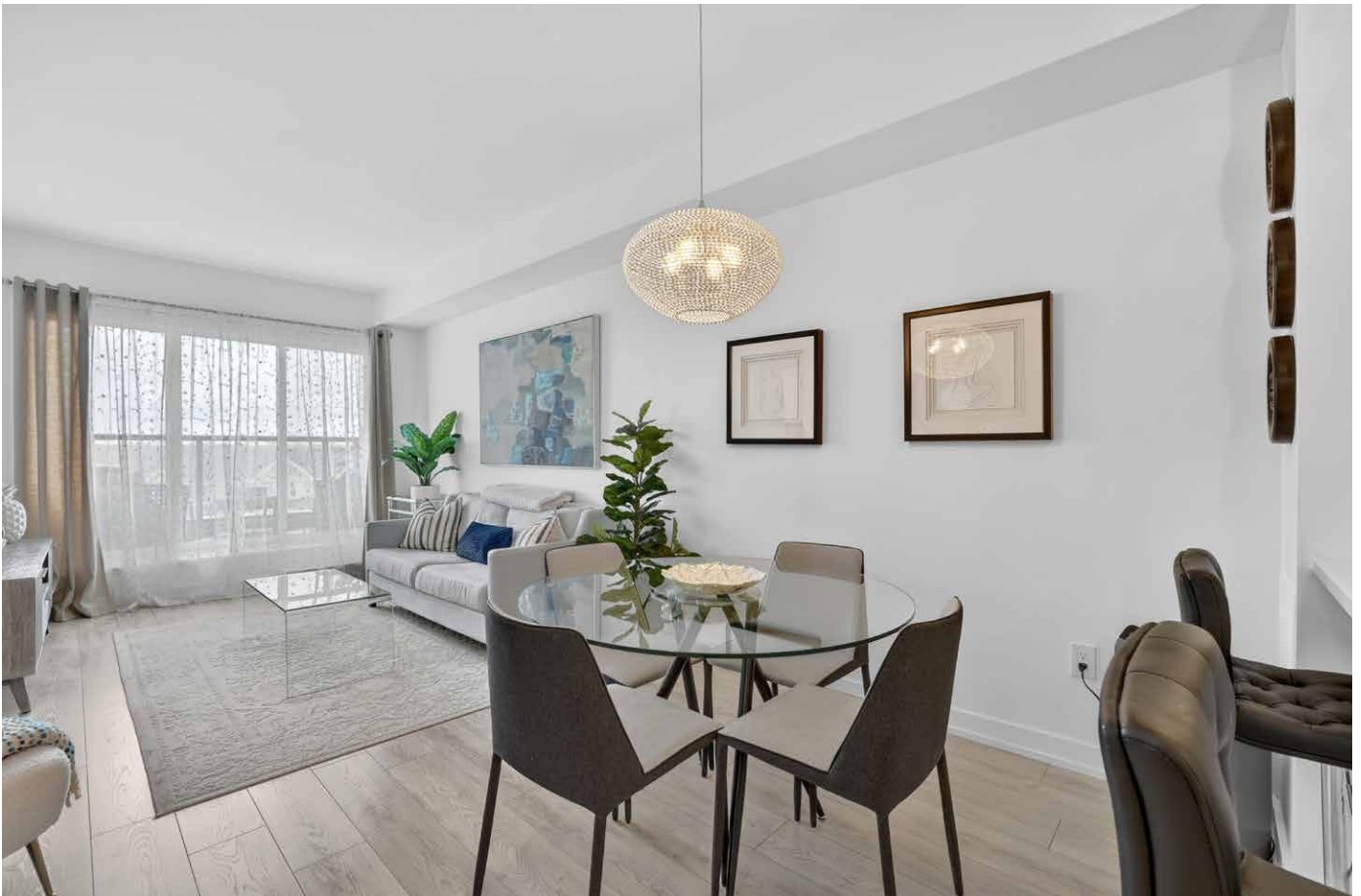
Enjoy west-facing views from your private balcony, perfect for afternoon sun and evening relaxation. This well-appointed unit includes in-suite laundry and 1 underground parking space.

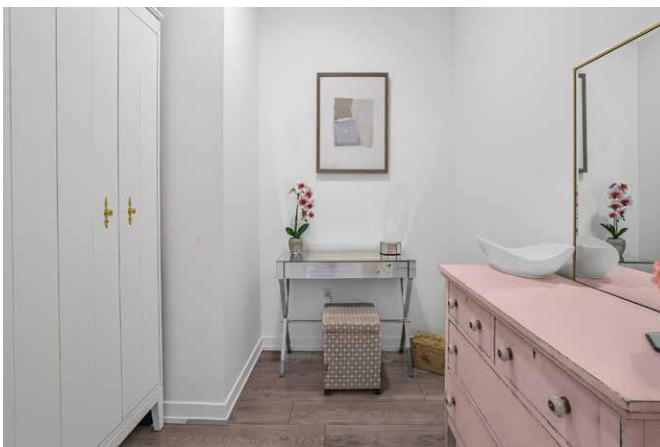
The building offers excellent amenities including a fitness centre, party room, games room, guest suites, bike storage, and dog wash station.

Ideally located for commuters with easy access throughout York Region and into the city, this is a fantastic opportunity for first-time buyers, down-sizers, or those looking to rightsize without compromise. Parking space close to stairwell for easy access.



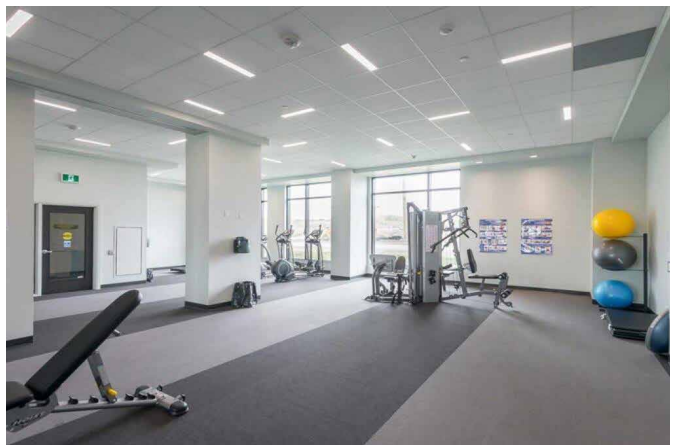
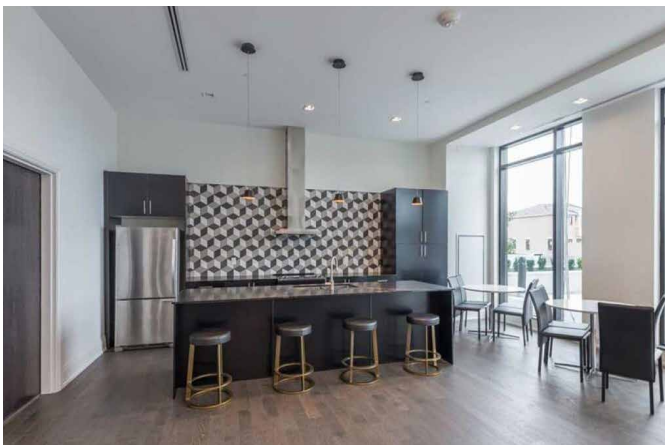
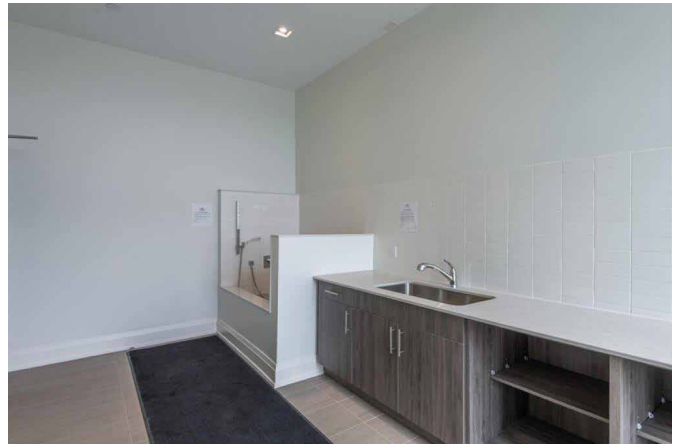
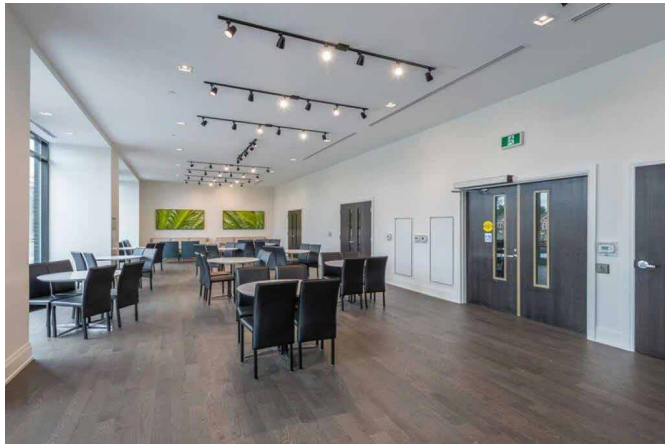
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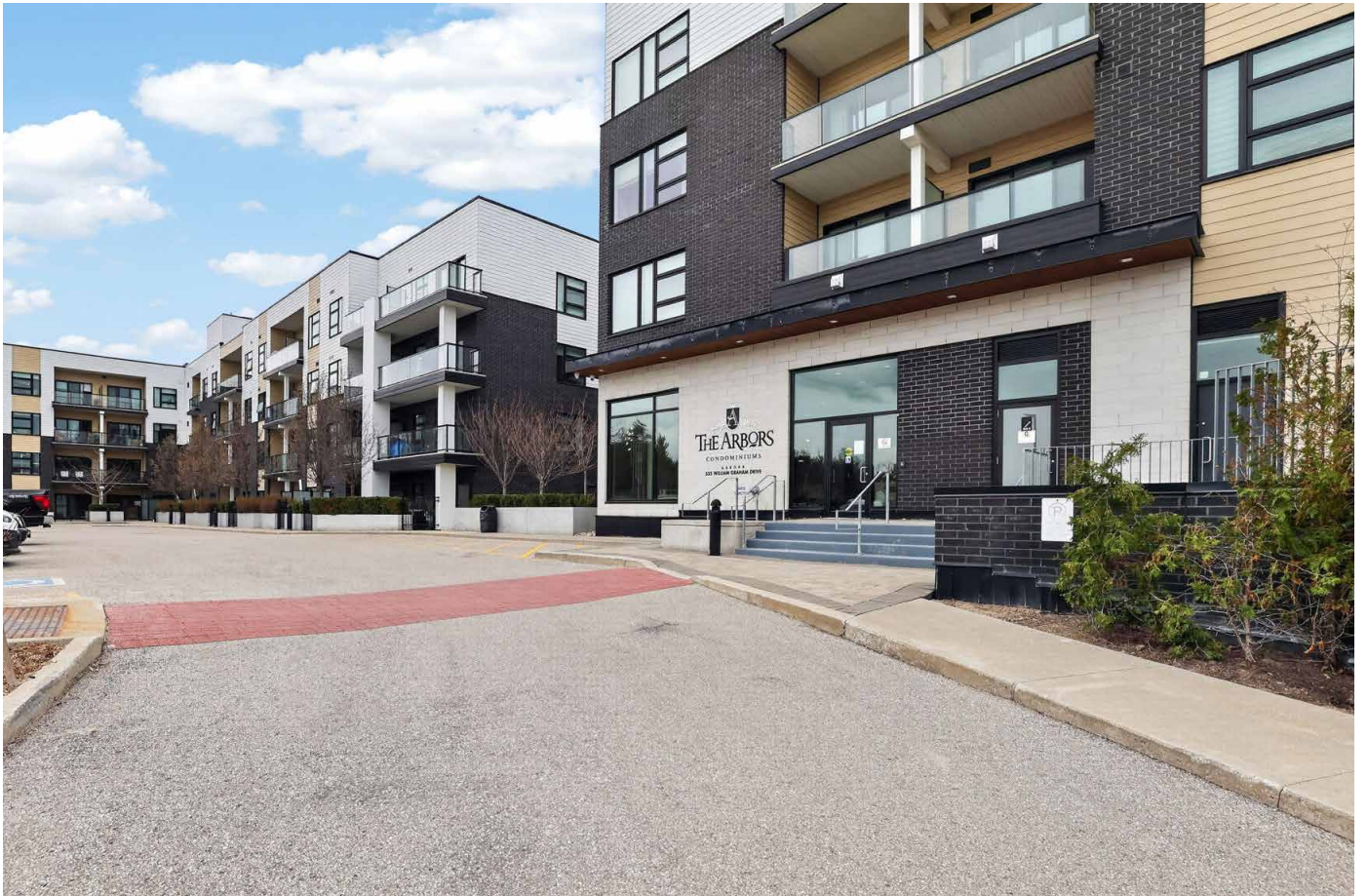
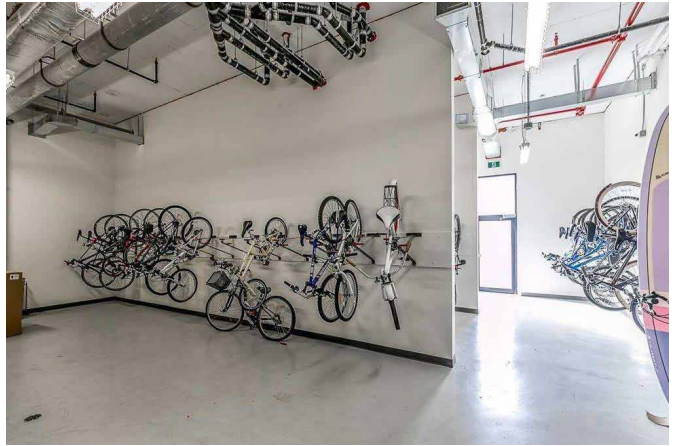












WHY YOU'LL LOVE IT

01

Full-Service Condo Amenities

Enjoy a complete range of building amenities designed for convenience and lifestyle. From a fully equipped gym and party room to guest suites, a games room, dog wash, and bike storage, everything you need is right at your fingertips.

02

Move-In Ready Living

This well-maintained unit offers a bright and modern interior with durable vinyl plank flooring and the convenience of in-suite laundry. Thoughtfully cared for, it's ready for you to move in and enjoy from day one.

03

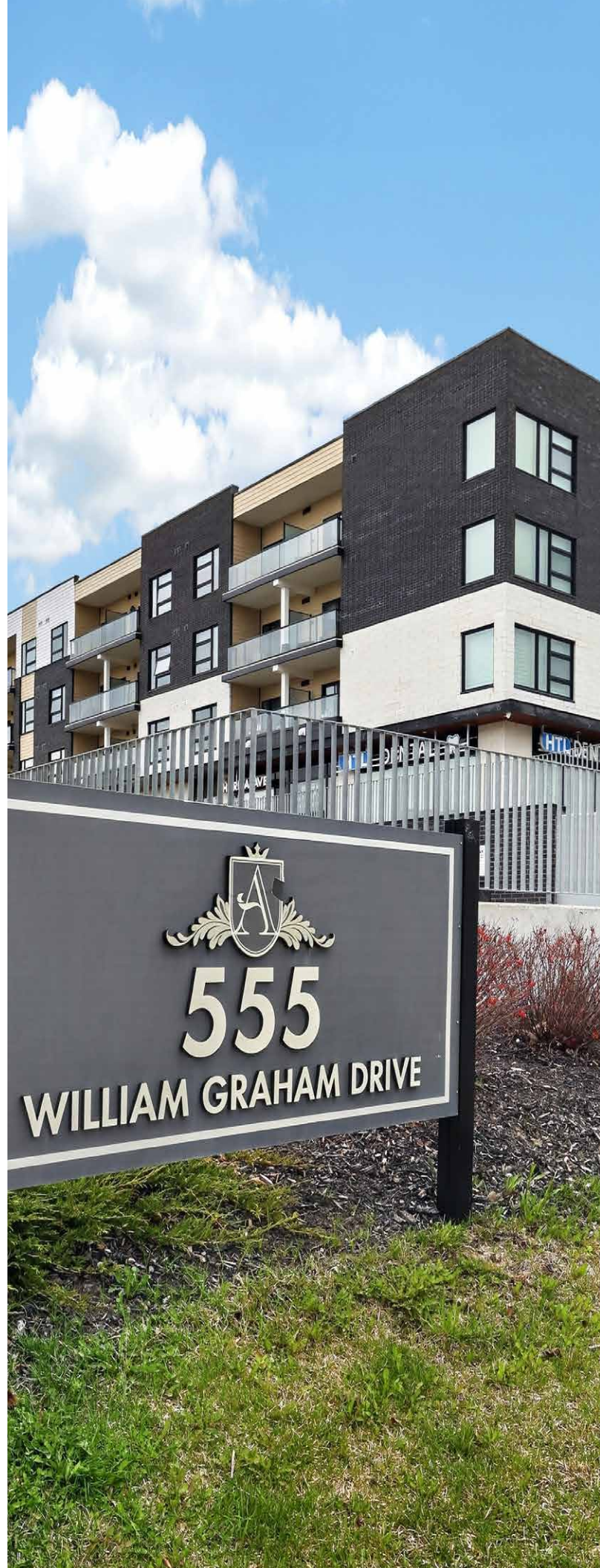
Prime Aurora Location

Ideally situated in Aurora, this location offers easy access throughout York Region and into the GTA via Highway 404. A practical choice for commuters while remaining close to everyday essentials.

04

Excellent Functional Design

The open-concept layout is both stylish and practical, featuring a versatile den that can be used as a home office or guest space. Designed to adapt to your needs, it supports comfortable and flexible living.



Floor Plans

Main Floor Exterior Area 683.21 sq ft
Interior Area 624.83 sq ft



All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Aurora

Local Area Report

Nestled in a prime Aurora neighbourhood, 555 William Graham Drive 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

Whispering Pines PS

Designated Catchment School
Grades K to 8
377 Hartwell Way

Lester B. Pearson PS

Designated Catchment School
Grades 3 to 8
15 Odin Crescent

LookDeeper

Dr. G.W. Williams SS

Designated Catchment School
Grades 9 to 12
39 Dunning Ave

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

PARKS & REC

This home is located in park heaven, with 3 parks and 11 recreation facilities within a 20 minute walk from this address.



Stewart Burnett Park

1344 Wellington St.



11 mins

Thomas Coates Park

234 Mavrinac Boulevard
  


20 mins

Stronach Aurora Recreation Complex

1400 Wellington Street East
  


13 mins

FACILITIES WITHIN A 20 MINUTE WALK

1 Playground
3 Pools
2 Rinks
2 Tennis Courts

1 Basketball Court
1 Ball Diamond
1 Community Centre

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only 3.7 km away, and the nearest street transit stop is a minute walk away.

 **Nearest Rail Transit Stop**
Aurora GO

 **Nearest Street Level Transit Stop**
William Graham Dr / Leslie St


<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 5km.

 **Southlake Regional Health Centre**
596 Davis Dr

 **Fire Station**
1344 Wellington St E

 **Police Station**
240 Prospect Street



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