



NEIGHBOURHOOD GUIDE

Bayview Northeast, Aurora

York Region | October 2026 edition

Bayview Northeast is Aurora's newer family side - subdivisions built from the 1990s onward, community parks, and quick access to Highway 404 via Wellington.

Kaitlynn Martins, Sales Representative

RE/MAX Your Community Realty Inc., Brokerage

(647) 556-0121 | kaitlynn.martins@martinsrealtygroup.ca



AT A GLANCE

About Bayview Northeast

Bayview Northeast is Aurora's newer family side - subdivisions built from the 1990s onward, community parks, and quick access to Highway 404 via Wellington.

KNOWN FOR

Landmarks across Aurora

- Aurora Town Park - Farmers' market and the centre of the heritage district.
- Aurora Cultural Centre - Gallery and concerts in the restored Church Street School.
- Sheppard's Bush - Conservation trails minutes from downtown.
- Stronach Aurora Recreation Complex - Twin-pad arenas and pool serving the east side.
- St. Andrew's College - Private-school campus that anchors Aurora's estate pocket.

LIFESTYLE

Everyday life in Bayview Northeast

HOUSING

Two-storey detached homes, freehold townhomes and executive properties on the larger lots near Bayview.

SCHOOLS

YRDSB and YCDSB schools built alongside the subdivisions serve the community; verify boundaries by address.

PARKS & RECREATION

Sheppard's Bush Conservation Area nearby, plus a dense network of neighbourhood parks and playgrounds.

TRANSIT & COMMUTING

YRT bus service on Bayview and Wellington; Aurora GO is a short drive west.

SHOPPING & AMENITIES

Retail plazas at Bayview and Wellington, with St. John's Sideroad and Newmarket's Upper Canada Mall close by.



THE UPSIDE

What buyers like about Bayview Northeast

- Modern layouts and family-sized homes
- Fast Highway 404 access
- Parks and schools built into the community plan

WEIGH CAREFULLY

What to know before you commit

- Car-dependent for most trips
- Similar housing means finishes and staging drive price

ASK FOR THE CURRENT MONTH

How the Aurora market is behaving

Board figures for Aurora are reviewed monthly. Ask Kaitlynn for the current edition and her read on what it means for your street.

STRATEGY

Buying and selling in Bayview Northeast

If you're buying

Aurora offers a wide spread - from townhomes near Yonge to multi-acre estate properties. Kaitlynn helps you understand where the value sits at your budget and which pockets have the strongest long-term demand.

If you're selling

Aurora sellers do best with careful pre-list preparation and photography that shows lot and streetscape, since outdoor space is often the deciding factor for buyers moving up from further south.

COMMON QUESTIONS

Bayview Northeast questions answered

Which side of Aurora suits a downtown commuter?



It depends whether you'll drive or take GO. Kaitlynn maps realistic door-to-door times for both before you narrow your search.

LIMITED-TIME SELLER OFFER

List Your Home for 1%*

Professional real estate representation designed to help you keep more of your equity.

*Terms and conditions apply. Limited-time promotional offer. Eligibility and cooperating brokerage compensation may vary. Contact Kaitlynn Martins for full details.

NEXT STEP

Get your free home valuation

Every street in Bayview Northeast trades differently. Call or email Kaitlynn for a free, no-obligation valuation and a specific read on your property.

Kaitlynn Martins, Sales Representative

RE/MAX Your Community Realty Inc., Brokerage

Phone: (647) 556-0121

Email: kaitlynn.martins@martinsrealtygroup.ca

Not intended to solicit buyers or sellers currently under contract with a brokerage. Information is deemed reliable but not guaranteed and should be independently verified. Kaitlynn Martins, Sales Representative, RE/MAX Your Community Realty Inc., Brokerage.

