



INTRODUCING 781 HILLCREST ROAD

JILL
FEWSTER-YAN
BROKER

ERIN
GREGORY
BROKER

JENNIFER
GIBSON
SALES REPRESENTATIVE

LARRY
YAN
SALES REPRESENTATIVE

RICARDO
AGBAY JR
SALES REPRESENTATIVE

781Hillcrest.com



ABOUT THE HOME

Welcome to 781 Hillcrest Road, a beautiful 3-bedroom home nestled on a quiet street in Pickering's highly desirable West Shore community. This beautifully updated gem of a home offers something for absolutely everyone, whether you are a first-time home buyer or a senior looking to downsize. Families will enjoy the child-safe neighbourhood where kids can ride bikes and play road hockey without worrying about traffic, and downsizers will appreciate the ease of living with minimal stairs while still enjoying a detached home and private garden. There is plenty of room for family and friends to gather for holidays and celebrations in the bright, combined living and dining room featuring a large picture window and unique wood-beamed ceilings. You will love preparing meals while sunshine pours in from two skylights in your renovated kitchen, boasting custom cabinetry, stone countertops and a luxurious heated floor! Upstairs, you will find three bedrooms with easy access to the shared, updated main washroom. A finished living area on the lower level is bright with above grade windows to allow ample natural sunlight. A separate side door entrance, which can be closed off from the rest of the house, leads to the lower level and offers income or in-law potential. There, you will find an updated 3-piece washroom complete with a walk-in shower and heated floors, a large living space and a laundry area large enough for a potential 2nd kitchen. Alternatively, the lower level would be perfect for a playroom, exercise room or additional space for teens to hang out with friends. Absolutely everything has already been looked after to make this home move-in ready; just waiting to be loved by a new family! Don't miss this opportunity to own this lovely, fully updated beauty - it won't last long!



ABOUT THE COMMUNITY

The West Shore Community is a playground for outdoor enthusiasts. Bike, run or walk your dog along the Waterfront Trail, launch your kayak on Frenchman's Bay, explore Petticoat Creek Conservation area, or learn to sail and enjoy life on the water at the Frenchman's Bay Yacht Club. This neighbourhood is served by top-notch schools at all levels. It is a quick 5-minute drive for commuters to the Pickering GO station and the 401 at Whites Road. The corner plaza is a short walk away with a convenience store, eateries and medical offices. You can find anything you need at the nearby Pickering Town Centre and multiple shops along Kingston Road. Saturated with natural beauty and small-town charm, you will love living in West Shore!



PROPERTY INFORMATION

Taxes:	\$5789.06 (2024)	Inclusions:	Fridge, stove, vent hood, dishwasher, washer, dryer, all window coverings, electrical light fixtures, garage door opener/remote, BBQ, patio furniture
Lot Size:	50 Feet x 100 Feet	Exclusions:	Stager's Drapes
Legal Description:	PCL 167-1 SEC M20; LT 167 PL M20; S/T: COVENANT: "THAT NO GASOLINE SERVICE STATIONS, SERVICE GARAGES OR OTHER SIMILAR STRUCTURES FOR THE SALE OR DISTRIBUTION OF PETROLEUM PRODUCTS SHALL BE ERRECTED OR PERMITTED." ; S/T LTC2194 PICKERING	UPGRADES BY CURRENT HOMEOWNERS INCLUDE:	<ul style="list-style-type: none">Kitchen - 2017Skylights - 2017Basement flooring and other renovation - 2019Main Panel - Fall 2023 ESA inspectedBasement Bathroom - 2014Upstairs Bathroom - 2016Upstairs Vinyl Flooring - 2023Roof Shingles - 2023Exterior Painting - 2023
Parking:	1-car attached garage 2-car parking in private driveway		
Possession:	30-90 days		
Heating/Cooling:	Forced air gas furnace Central air conditioning (as is)		
Electrical:	100 amp service		

A pre-list home inspection was provided by Tom Woolley from The Home Check on October 18th, 2023. The Buyer acknowledges that the home inspection report and marketing materials have been provided for information purposes only. Any reliance on these materials is at the Buyer's own discretion.