



INTRODUCING  
500 CLIFFVIEW ROAD

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500Cliffview.com 





# ABOUT THE HOME

Welcome to the home of your dreams at 500 Cliffview Road; a stunning executive home a stone’s throw from the shores of Lake Ontario in south Pickering. With captivating lake views from most windows and an idyllic wrap-around covered porch overlooking the water, you will enjoy all the conveniences of modern functionality while soaking in the awe-inspiring beauty of nature all around you. From the moment you walk inside you will be impressed by the bright, open layout with high ceilings, wide hallways and plenty of room to live life to the fullest. There’s room for everyone to spread out and do their thing with over 5400 square feet of updated living space over 3 levels. The main floor boasts a beautiful open concept kitchen and family room with vaulted ceilings, a gas fireplace and two walk-outs to the impressive, south-facing porch. The family sized kitchen has an eat-in area for casual meals overlooking the lake and a breakfast bar for quick snacks on the go. The formal living and dining rooms have beautiful windows to frame the spectacular view with plenty of space to entertain family and friends for holidays and special occasions. The main floor office with wall-to-wall built-in cabinets, provides a perfect work-at-home environment. The spacious laundry room with direct access to the garage, the powder room and a large pantry complete the main level. The finished lower level features a large games room, a spacious recreation room, a cold room and a handy 2-piece washroom. Wine aficionados will love the incredible, temperature-controlled wine cellar, a definite showpiece and the perfect home for both simple and sophisticated wine collections! At the end of the day, retire upstairs to 4 spacious bedrooms including the luxurious primary suite with a walk-out to a private balcony overlooking the lake, a cozy gas fireplace and an ensuite washroom with a separate soaker tub and a double walk-in shower. Wake-up to sunrises over lake Ontario and an ever-changing natural landscape that will make you forever grateful that you purchased a small slice of heaven at 500 Cliffview Road!



# PROPERTY INFORMATION

<b>Taxes:</b>	\$13,487.42 (annual in 2024)
<b>Lot Size:</b>	Front: 130.36 + (4 × 6.9) = 157.96 feet
<b>(Corner lot as per GeoWarehouse):</b>	N side: 34.94 feet
	S side: 61.57 + (3 × 6.9) = 82.27 feet
	Rear: 165.42 feet
<b>Legal Description:</b>	Part Lot 19 Plan 364 Part 3, 40R15905 City of Pickering
<b>Parking:</b>	2-car attached garage 4-car parking in private driveway
<b>Possession:</b>	30-90 days
<b>Heating/Cooling:</b>	Forced air gas furnace Central air conditioning
<b>Electrical:</b>	100 amp service
<b>Utility Costs:</b>	<b>Hydro:</b> \$140/month (past 12 month avg)
	<b>Heat:</b> \$149/month (past 12 month avg)
	<b>Water/Waste:</b> \$107/month (past 12 month avg)

<b>Inclusions:</b>	Fridge, stove, dishwasher, built-in microwave, window coverings, electrical light fixtures, bathroom mirrors, built-in shelving, garage door opener/remote, central vacuum/equipment, in-ground sprinklers
<b>UPGRADES BY THE CURRENT HOMEOWNERS INCLUDE:</b>	
<ul style="list-style-type: none"><li>Interior painting throughout home (2025)</li><li>Upgraded electric light fixtures throughout home (2025)</li><li>Kitchen updated: quartz counters and luxury vinyl tile flooring (2025)</li><li>New broadloom in living, dining, office, basement, and primary bedroom (2025)</li><li>Exterior painting: deck &amp; balcony (2024)</li><li>New leaf guards (2014)</li><li>Primary ensuite renovation (2013)</li><li>Main bathroom renovation (2013)</li><li>Powder room renovation (2013)</li></ul>	

# ABOUT THE COMMUNITY

The West Shore Community is bordered on the west by the Petticoat Creek Conservation Area, on the east by Rotary Park and Frenchman’s Bay and on the south by Lake Ontario making it a unique and sought after area for nature lovers. A playground for outdoor enthusiasts, you can 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 both the Pickering GO station or to 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!

A pre-list home inspection was provided by Tom Woolley from The Home Check on February 25, 2025. 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.