



INTRODUCING
70 NEWTON DRIVE

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ABOUT THE HOME

Welcome to 70 Newton Drive, a 3 +1 bedroom, impeccably maintained, raised bungalow nestled on a quiet street in the Newtonbrook East neighbourhood of Toronto. This home offers an attractive option for investors or families looking for in-law suite potential, thanks to a separate entrance to a whole living area on the lower level, which includes a large main room with a fireplace, a bedroom and a full washroom. As a bonus, the lower level features a walk-out to the backyard, which, along with above-grade windows in all the rooms, allows for plenty of natural light, making this living space bright and comfortable. On the main floor, the combined living and dining room is large enough to accommodate gatherings of friends and family. A walk-out to an elevated patio at the front of the home offers a unique spot to enjoy the neighbourhood and your morning coffee. The spacious, bright kitchen has an eat-in area for family meals and plenty of cupboard and counter space. There are three good-sized bedrooms, and the primary bedroom has a convenient 2-piece washroom. The fully fenced backyard offers plenty of green space for pets and children to play safely for hours of family fun.



PROPERTY INFORMATION

Taxes:	\$8,254.43(annual in 2024)	Heating/Cooling:	Forced air gas furnace Central air conditioning
Lot Size: (as per Survey)	40.06' x 122.64'	Electrical:	100 amp service
Legal Description:	LT 307 PL 2385 TWP OF YORK; TORONTO (N YORK) , CITY OF TORONTO	Utility Costs:	Hydro: \$70/month (past 12 month avg) Gas: \$115/month (past 12 month avg) Water: \$75/month (past 12 month avg)
Parking:	2-car attached garage 2-car parking in private driveway	Hot Water Tank:	Rented at \$28.14/month from Enercare
Possession:	30-90 days	Inclusions:	Fridge, stove, microwave, washer, dryer, all window coverings and electrical light fixtures

ABOUT THE COMMUNITY

70 Newton Drive is ideally located, just a 5-minute walk to Yonge Street with convenient shopping and eateries and an 11-minute walk to Centrepont Mall with No Frills. Commuting is easy, with close proximity to Yonge Street and a 10-minute drive to the 401, making your trip downtown a breeze. You can walk to Goulding Park, which has an outdoor pool, community centre, arena, gym, and top-notch schools at all levels. With many high-end homes and developments in the area, this property is perfect for new owners looking to renovate or build on a large, well-situated lot. Still, it is equally suited to anyone looking for a solid home with unlimited potential in a desirable neighbourhood close to everything. This one won't last long!

A pre-list home inspection was provided by Tom Woolley from The Home Check on March 5th, 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 discretion.