



INTRODUCING
8 GOLFHAVEN DRIVE

JILL FEWSTER-YAN | ERIN GREGORY | JENNIFER GIBSON | LARRY YAN | RICARDO AGBAY JR
BROKER | BROKER | SALES REPRESENTATIVE | SALES REPRESENTATIVE | SALES REPRESENTATIVE

8Golfhaven.com



ABOUT THE HOME

Welcome to this meticulously maintained, 3+2 bedroom bungalow in the Woburn area of Scarborough. With fresh paint and solid mechanics, this home is spotless inside and out, offering a clean slate for the new owner to move-in and make it their own. The main floor features a formal living and dining room with a beautiful picture window to let in abundant natural light. The eat-in kitchen has been updated with newly refinished cabinets and has a walk-out to the side yard that can be closed off from the rest of the home with a space-saving pocket door. All three bedrooms on the main level have hardwood floors and share the 4-piece bathroom. A separate side entrance leads to the finished lower level that's perfect for additional living space or, explore the income potential of a separate apartment complete with a large living area, full washroom, 2 bedrooms and a second kitchen. Above grade windows on the lower level make all the rooms bright and inviting. Multiple closets, a laundry and utility room, and a large crawlspace offer tons of storage for all your seasonal items.



PROPERTY INFORMATION

Taxes:	\$3860.92 (annual in 2025)	Utilities:	Gas: \$ 140.65 average monthly cost based on a 12 month period Hydro: \$84 average monthly cost based on a 12 month period Water/Waste: \$119 average monthly cost based on a 12 month period
Lot Size: <small>(as per GeoWarehouse)</small>	45'x112'	Electrical:	100 amp service
Legal Description:	PARCEL 85-1, SECTION M706 LT 85 PLAN M706. S/T LT624196	Inclusions:	Fridge, Gas Stove, Microwave (as is) Washer, Dryer, All electric light fixtures, All window coverings, Gas fireplace (as is)
Parking:	1-Car parking in carport 2-Car parking in private driveway		
Possession:	30-90 days		
Heating/Cooling:	Forced air gas furnace Central air conditioning		

ABOUT THE COMMUNITY

Centrally located with many options for transit, residents of 8 Golfhaven will enjoy quick access to the TTC at Lawrence Ave and the Guildwood GO station is close by for an easy commute downtown. Shopping at the Scarborough Town Centre and Morningside Crossing plus Centenary Hospital and UTSC are all easily accessible by car or transit. There is a plaza within walking distance with a Giant Tiger and a variety of eateries. Nature lovers will enjoy living close to the Curran Hall Ravine which joins seamlessly with greenspace stretching for miles, perfect for exploring by bike or on foot. This prime location is a family friendly neighbourhood, within walking distance to everything you need for comfortable living. Don't miss your chance to own this lovely home with income potential. It won't last long!

A pre-list home inspection was provided by Tom Woolley from The Home Check on Thursday May 29th, 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.