



INTRODUCING
1101 DUNBARTON ROAD

JILL
FEWSTER-YAN
BROKER

ERIN
GREGORY
BROKER

JENNIFER
GIBSON
SALES REPRESENTATIVE

LARRY
YAN
SALES REPRESENTATIVE

RICARDO
AGBAY JR
SALES REPRESENTATIVE

1101Dunbarton.com



ABOUT THE HOME

Welcome to 1101 Dunbarton Road, a beautiful 3 plus 1-bedroom, detached home nestled in the heart of Pickering. This bright home exudes warmth and has been thoughtfully updated making it completely move-in ready. Ideally located close to everything you need for comfortable living, you will love easy access to eateries, parks, transit and excellent schools. Once inside you will instantly notice the quality upgrades that make this home so special. There is a main floor family room with a wood burning fireplace and walk out to the yard which makes this room cozy and inviting. The updated kitchen features stone countertops and stainless-steel appliances with enough space for the family to share meals. The combined living and dining room offers the perfect venue for entertaining family and friends. A convenient 2-piece powder room completes the main floor of this beautiful home. The lower level of the home has been renovated to provide even more living space including a large recreation room, and a separate room which could be used for a 4th bedroom, home office, or exercise room. Upstairs, you will find 3 comfortable bedrooms, which all share the updated, 4-piece washroom. With fresh paint throughout, and new flooring in the kitchen and hallway, there is nothing to do here except move-in!



ABOUT THE COMMUNITY

Commuting is easy with Kingston Road and the 401 just minutes away by car, and the Pickering GO Train Station close-by. Walk to the plaza which has everything you need including a Food Basics, Home Depot, Shoppers Drug Mart, Michaels and a wide variety of restaurants. Now is the time to take advantage of this opportunity to own a home in family-friendly Pickering!



PROPERTY INFORMATION

Taxes:	\$6,300 (annual in 2025)	Utility Costs:
Lot Size: (Corner lot as per GeoWarehouse)	Front: 60.61 E side: 109.14 W side: 119.47 Rear: 29.34	Hydro: \$183/month (apprx. avg over 12 months) Gas: \$200/month (apprx. avg over 12 months) Water & Waste: \$170/month (apprx. avg over 12 months)
Legal Description:	PCL 39-1 SEC 40M1272; 1STLY: PT LTS 39 & 40 PL 40M1272 (PICKERING) PT 10, 40R8401; 2NDLY: LT 33 PL 40M1272 (PICKERING) ; PICKERING	Inclusions: Fridge, stove, dishwasher, window coverings, electrical light fixtures, bathroom mirrors, built-in shelving, garage door opener
Parking:	1-car attached garage 2-car parking in driveway	UPGRADES BY CURRENT HOMEOWNERS INCLUDE: <ul style="list-style-type: none">Interior painting main level (2025)New air conditioner (2025)New vinyl flooring in kitchen, hallway & powder room (2025)New roof (2024)Basement finished (2022)Water heater, owned (2021)Updated electrical (2020)Bathroom renovation (2019)Furnace (2018)
Possession:	30-90 days	
Heating/Cooling:	Forced air gas furnace Central air conditioning	
Electrical:	100 amp service	

A pre-list home inspection was provided by Tom Woolley from The Home Check on July 22, 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.