

Jill's TEAM

YOUR REAL ESTATE CONCIERGE 



INTRODUCING
9 GRIGGLESTONE LANE

JILL
FEWSTER-YAN
BROKER

JENNIFER
GIBSON
SALES REPRESENTATIVE

MICHELLE
TOON
BROKER

LARRY
YAN
SALES REPRESENTATIVE

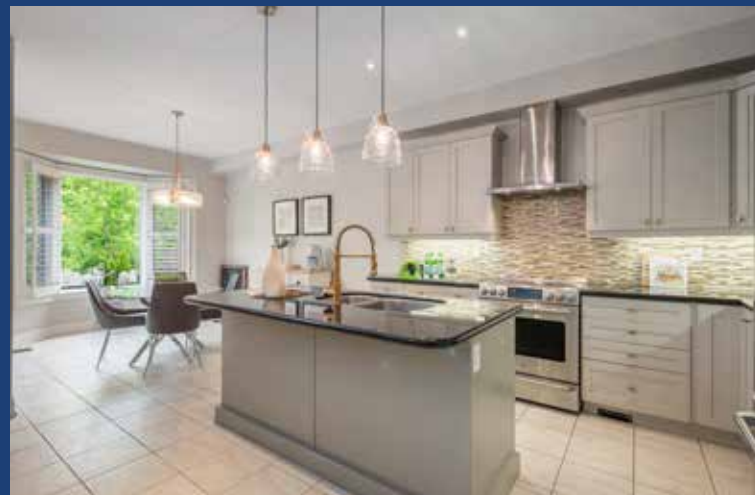
RICARDO
AGBAY JR
SALES REPRESENTATIVE

9Grigglestone.com



ABOUT THE HOME

Welcome 9 Grigglesstone Lane - a spacious & renovated bungalow townhome built in 2010 with over 2800 square feet of above grade living space located in the heart of Pickering Village, offering a rare combination of architectural character, functional living space, and breathtaking ravine views. From the moment you step inside, you'll be captivated by the dramatic floor to ceiling two storey windows that flood the home with natural light and showcase the stunning natural setting beyond. Designed for both comfortable everyday living and effortless entertaining, the open concept main floor features a beautifully renovated eat in kitchen complete with a large centre island, abundant cabinetry, generous counter space, and a walkout to a spacious back deck overlooking the ravine, creating a peaceful outdoor retreat that can be enjoyed throughout every season. The inviting living room is anchored by soaring vaulted ceilings and a cozy fireplace, offering a warm and welcoming space to gather with family and friends. A rare and highly sought after main floor primary suite provides the convenience of one level living, complete with a walk in closet and a spacious, luxurious ensuite bathroom. The main floor also offers direct access to the garage and a convenient two piece powder room. Upstairs, you'll find two additional generously sized bedrooms, a shared four piece bathroom, a home office overlooking the ravine and a family room overlooking the living room below, providing valuable additional living space for relaxing, working, or spending time together. The unfinished basement offers endless potential to create the space you've always wanted, whether it be a recreation room, games room, home theatre, home gym, additional bedrooms and bathrooms, or simply exceptional storage space. Rarely offered and unlike anything else in the area, this executive townhome combines distinctive architecture, versatile living space, and a spectacular ravine setting in one of Ajax's most charming and sought after communities.



PROPERTY INFORMATION

Taxes: \$9,479.68 (2025)

Lot Size: Front: 36.12 feet
Depth: 92.74 feet
(As per GeoWarehouse)

Legal Description: Part Block 1 Plan 40M2406, Parts 26 And 75 Plan 40R26311 Together With An Undivided Common Interest In Durham Common Elements Condominium Corporation No. 232 *See Schedule B for Full Legal Description.

Parking: 2-car detached garage
2-car parking in private driveway

Possession: 30-90 days

Heating/Cooling: Forced air high-efficiency gas furnace
Central air conditioning

Electrical: 200 amp service

Inclusions: Existing fridge, stove, dishwasher, range hood, washer, dryer, microwave, all electric light fixtures, all window coverings and California shutters, bathroom mirrors, garage door opener/remote, central vacuum & related equipment, attached speakers, basement fridge, electric fireplace in primary bedroom, gazebo, garden shed

UPGRADES BY THE CURRENT HOME OWNERS INCLUDE:

- Air conditioner (2024)
- Interior painting (2022)

ABOUT THE COMMUNITY

Located in the heart of historic Pickering Village, 9 Grigglesstone Lane offers the perfect blend of natural beauty, convenience, and community charm. Situated directly across from Riverside Golf Course, a popular 9 hole golf course, golf enthusiasts will appreciate having a scenic course just steps from their front door, while the surrounding ravine setting and nearby parks provide endless opportunities to enjoy the outdoors. Families will appreciate proximity to highly regarded schools including Pickering High School, Valley Farm Public School, and St. Francis de Sales Catholic School. The neighbourhood is known for its small town feel and walkable village atmosphere, with an excellent selection of local restaurants, cafés, and shops along Old Kingston Road and Church Street. Everyday conveniences are just minutes away, including grocery stores, major shopping centres, and essential services, while nearby Highway 401, Highway 407, and Ajax GO Station make commuting throughout the GTA simple. Rich in history, character, and natural surroundings, Pickering Village remains one of Ajax's most sought after communities, offering a lifestyle that is both peaceful and connected.

A pre-list home inspection was provided by Ian Calman from Pillar to Post on May 7th, 2026. 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.