

\$400,000 IN UPGRADES & RENOVATIONS

2026

- Basement fully renovated with full kitchen, 3-piece bathroom, bedroom & home office
- Newly-added 2-piece powder room on main floor
- Renovated 5-piece ensuite bathroom with double sinks, stone tub and tile flooring
- Engineered hardwood installed on main floor; luxury vinyl installed in basement
- New scuff defence washable interior paint throughout

2023

- New architectural shingle roof installed
- New eaves, soffits & fascia installed
- East side artificial turf, including new front stone walkway and large stone patio in the backyard
- Front exterior repainted with C2 paint
- New high-output gas tankless water heater installed
- New double-layer asphalt driveway completed for larger vehicles
- Upgraded Pex plumbing upgraded throughout

2022

- 700 sq ft garage and 700 sq ft loft addition completed; all new exterior stone and LP SmartSide siding installed
- Electrical upgraded, including new 200 amp breaker panel and EV charging rough-in in garage
- Waterproofing completed with tar and bitumen board from exterior (Crawford and Sons)
- Two new air conditioning units installed (one for main structure and one for addition)
- Additional energy-efficient furnaces added (one for main structure and one for addition)
- New front window and basement egress window, including all new windows in the garage addition.
- Timbertech advanced PVC composite front porch Douglas Fir timber frame porch with aluminum glass railing installed
- Full-wood construction shed added to backyard

2021

- Entire open-concept kitchen renovated with two sinks, cabinetry with soft-close hinges, quartz countertops and plenty of storage, including a custom coffee bar

INTRODUCING 917 VISTULA DRIVE

JILL
FEWSTER-YAN
BROKER

JENNIFER
GIBSON
SALES REPRESENTATIVE

MICHELLE
TOON
BROKER

LARRY
YAN
SALES REPRESENTATIVE

RICARDO
AGBAY JR
SALES REPRESENTATIVE

917Vistula.com



ABOUT THE HOME

Welcome to this truly one of a kind 4+2 bed, 4 bath bungalow in the highly sought after West Shore community of Pickering, where close to \$400,000 in upgrades over the past five years has completely transformed the home inside and out. With its striking chalet inspired exterior featuring custom beams, modern black board and batten siding, and impressive stonework, this home offers standout curb appeal unlike anything else in the area. Inside, the open concept main floor is designed for both everyday living and entertaining, anchored by a stunning chef's kitchen with a large centre island, eye catching wood beams, and thoughtfully curated design details throughout. The spacious main floor primary retreat features well-designed closets and a newly renovated 5 pc ensuite bath, while an additional bedroom and 2 pc bath complete the level. Above the custom-built 2-car garage, ideal for any mechanic, contractor, or hobbyist, are 2 large bedrooms connected by a renovated 4 piece "Jack and Jill" bathroom complete with a custom vanity with double sinks, and glass walk in shower. The basement features a separate entrance to a fully finished suite offering flexibility for multi-generational living, guests, or rental income, complete with a full kitchen, living area, 2 bedrooms, renovated 3 piece bathroom, shared laundry, and abundant storage space. Outside, the private fenced backyard is designed for entertaining and family life alike featuring a large stone patio with seating, fire-pit, BBQ area, playground, garden beds, oversized garden shed, and convenient backyard access through both the garage and side door. Enjoy the convenience of living minutes from Lake Ontario, waterfront trails, parks, beaches, Petticoat Creek Conservation Area, excellent schools, community centres, Pickering Town Centre, Farm Boy, Loblaws, Pickering GO Station and Hwy 401. Don't miss this rare opportunity own a gorgeous forever home in a desirable, family-friendly waterside community.



PROPERTY INFORMATION

Taxes: \$8,064.38 (2025)

Lot Size: (as per GeoWarehouse)
 N side: 73.88 ft
 E side: 104.76 ft
 S side: 51.46 ft
 W side: 107.88 ft

Legal Description: PCL 419-1 SEC M17; Lot 419 Plan M17; S/T Covenant : " That No Gasoline Service Stations, Service Garages Or Other Similar Structures For The Sale Or Distribution Of Petroleum Products Shall Be Erected Or Permitted." ; S/T LTC2186, City of Pickering

Parking: 2-car attached garage
 6-car parking in private driveway

Possession: 30-90 days

Heating/Cooling: Forced air high-efficiency gas furnace (1 unit for main structure & 1 unit for addition)
 Central air conditioning (1 unit for main structure & 1 unit for addition)

Electrical: 200 amp service

Inclusions: Existing fridge, stove, range hood, dishwasher, free-standing microwave, washer, dryer, all window coverings, all electrical light fixtures, garage door openers & remotes, basement fridge, basement stove & range hood, basement dishwasher, garden shed, playground, 2 furnaces, 2 air conditioners, hot water tank, built-in work bench in garage, rolling work bench in garage

Exclusions: All attached TVs, black wire racking in garage and basement

ABOUT THE COMMUNITY

Located in the highly sought after West Shore community of Pickering, 917 Vistula Drive offers an exceptional lifestyle just minutes from the shores of Lake Ontario. Enjoy easy access to waterfront parks, walking and cycling trails, playgrounds, beach areas, and the nearby Petticoat Creek Conservation Area, making this an ideal location for families and outdoor enthusiasts alike. The neighbourhood is surrounded by excellent schools, playgrounds, community centres, and convenient shopping options, including the Pickering Town Centre complex featuring Farm Boy, Loblaws, VIP Cineplex, The Beer Store, fitness facilities, and a wide variety of restaurants, cafés, and everyday amenities. The area is also home to many prestigious luxury residences valued at over \$2M along the waterfront pockets of West Shore, adding to the neighbourhood's appeal and long term value. Commuters will appreciate the close proximity to Pickering GO Station, Highway 401, Kingston Road, and transit routes, providing convenient access throughout the GTA.

A pre-list home inspection was provided by Ian Calman from Pillar to Post on May 14th, 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.