



INTRODUCING
22 CARWIN CRESCENT

JILL
FEWSTER-YAN
BROKER

JENNIFER
GIBSON
SALES REPRESENTATIVE

MICHELLE
TOON
BROKER

LARRY
YAN
SALES REPRESENTATIVE

RICARDO
AGBAY JR
SALES REPRESENTATIVE

22Carwin.com



ABOUT THE HOME

Welcome to 22 Carwin Crescent, a move-in ready 3+1 bedroom bungalow on an impressive 73-foot-wide lot backing onto a ravine in the highly sought-after Pickering Village community of Central West Ajax. Lovingly owned by the same family since it was built 55 years ago, this home is ready for its next chapter. A large foyer with coat closet and luxury vinyl tile flooring leads into the updated eat-in kitchen featuring quartz counters, new stainless steel appliances and plenty of workspace. Newly refinished hardwood flooring flows throughout the main level, including the bright and spacious combined living and dining room filled with natural light. At the back of the home are three generously sized bedrooms and a newly renovated 4-piece bathroom, with sliding door access from one bedroom to the deck and private backyard with brand new sod. An enclosed garden room off the deck offers a perfect hobby space or additional storage. A separate side entrance leads to the finished basement featuring a fourth bedroom, spacious recreation room with brand new broadloom, laundry/utility room and a second full bathroom complete with shower and sauna. Outside, enjoy a 2-car garage plus a newly paved private driveway with parking for four cars. Additional updates include a new roof completed last year, brand new electrical panel, new air conditioner unit and an owned tankless hot water heater. This is a wonderful opportunity to move into an established Pickering Village neighbourhood and make this lovingly maintained home your own.



ABOUT THE COMMUNITY

Nestled in the highly sought-after Pickering Village community of Ajax, this mature and charming neighbourhood offers a wonderful “country in the city” feel, with quiet crescent streets, beautiful mature trees and homes surrounded by natural ravine settings. Outdoor enthusiasts will appreciate being close to the Duffin’s Creek Ravine which leads all the way to the shores of Lake Ontario. Families have access to both public and Catholic school options, including Lincoln Avenue Public School, St. Francis de Sales Catholic School, Pickering High School and Archbishop Denis O’Connor Catholic High School. St. Francis de Sales is currently the top-rated elementary school in Ajax with a Fraser Institute score of 8.9/10, while Pickering High School is Ajax’s top-rated secondary school with a score of 7.8/10, ranking among the top 15% of secondary schools in Ontario. Enjoy the convenience of being just minutes from a huge variety of shops including Sobeys, Best Buy, Costco, Winners, Homesense and Shoppers Drug Mart, as well as popular local restaurants, parks and schools, while still having an easy commute with quick access to Kingston Road, Highway 401 and Ajax GO Station. A wonderful location that perfectly blends community, nature and everyday convenience!



PROPERTY INFORMATION

Taxes:	\$6,746 (2026)
Lot Size: (Irregular corner lot as per GeoWarehouse)	Front: 73.47 ft Rear: 73.62 ft E side: 123.42 ft W side: 121.99 ft
Legal Description:	PCL 76-1 SEC M115; Lot 76 Plan M115 ; Ajax
Parking:	2-car attached garage 4-car parking in private driveway
Possession:	20-90 days
Heating/Cooling:	Forced air gas furnace Central air conditioning (heat pump)
Electrical:	100 amp service
Inclusions:	Fridge, brand new stove, brand new dishwasher, washer, brand new dryer, all window covering, electrical light fixtures, bathroom mirrors, garage door opener/remote, tankless water heater, brand new air conditioner, furnace, new roof (2025) and garden shed. All inclusions are "as-is".

- UPGRADES BY HOMEOWNERS IN PAST 2 YEARS INCLUDE:**
- Renovated main 4 piece bathroom
 - Refinished hardwood flooring throughout main floor
 - New luxury vinyl flooring in foyer and kitchen
 - Interior painted throughout
 - Updated kitchen: brand new quartz counters, sink & faucet, stainless-steel stove, dishwasher and hood vent
 - Brand new electric dryer
 - New sliding door
 - Backyard landscaping and new sod
 - Updated light fixtures
 - Updated electrical panel and ESA certificate
 - New air conditioning unit
 - Newly re-paved driveway
 - New roof
 - Owned tankless water heater