

THE MILLS TEAM
is proud to present

55 MONTANA CRESCENT



55Montana.com



WELCOME HOME

On one of Brooklin's most desirable streets, just a 15-minute walk to downtown, sits this Tribute Homes Executive Bungalow, where timeless design meets everyday comfort.

Soaring 10' ceilings, crown moulding, pot lights and hardwood floors set the tone, while the chef's kitchen with large island, stone counters, gas range and custom cabinetry flows into a bright family room with gas fireplace and walkout to a private backyard oasis. Enjoy professional landscaping, irrigation, lighting, powered shed, Hydropool hot tub and Natural gas Napoleon BBQ— perfect for relaxing or entertaining. The main floor offers a formal dining room with coffered ceiling, laundry with garage access, a powder room and 3 bedrooms, 2 with ensuites, including a serene primary retreat with spalike bath. The finished basement adds a spacious rec room with fireplace, additional bedroom, 3pc bath, workshop, walk-in closet and ample storage.

Complete with 2-car garage with new Clopay doors and easy access to schools, parks, downtown Brooklin, shopping and the new Whitby Sports Complex (opening soon)! Home Inspection Report available.





ADDITIONAL INFO

Property Taxes:	\$10,817.16 (Annual in 2025)
Lot Size:	45.96 feet frontage and 117.26 feet depth - irregular (as per geowarehouse)
Possession:	60 Days/TBD
Parking:	2 car built-in garage plus private driveway parking for 3 cars
Square Footage:	2,180 sq ft per the floor plans
Heating:	Forced air gas furnace with central air conditioning
Utility Costs:	<i>Electricity:</i> Approximately \$130/month (2025) <i>Gas:</i> Approximately \$125/month (2025) <i>Water/Waste:</i> Approximately \$80/month (2025)
Inclusions:	Gas Range (KitchenAid), Refrigerator (LG), Microwave (Panasonic), Dishwasher (Miele), Washer (LG), Dryer (Samsung), Natural Gas BBQ (Napoleon Prestige), All Parts of Furnace and Central Air Conditioner, Garage Remote, Hot Tub and Equipment, Lawn Irrigation System, Powered Garden Shed, All Built-in and Attached Shelving, All Window Coverings and All Electrical Light Fixtures
Exclusions:	Bar Fridge
Rental Equipment:	Hot Water Tank (\$36.35/month)



A Home Inspection Report dated September 9th 2025 is available for your convenience and information purposes only. Any reliance on this Report and its contents is at the Buyer's own discretion.

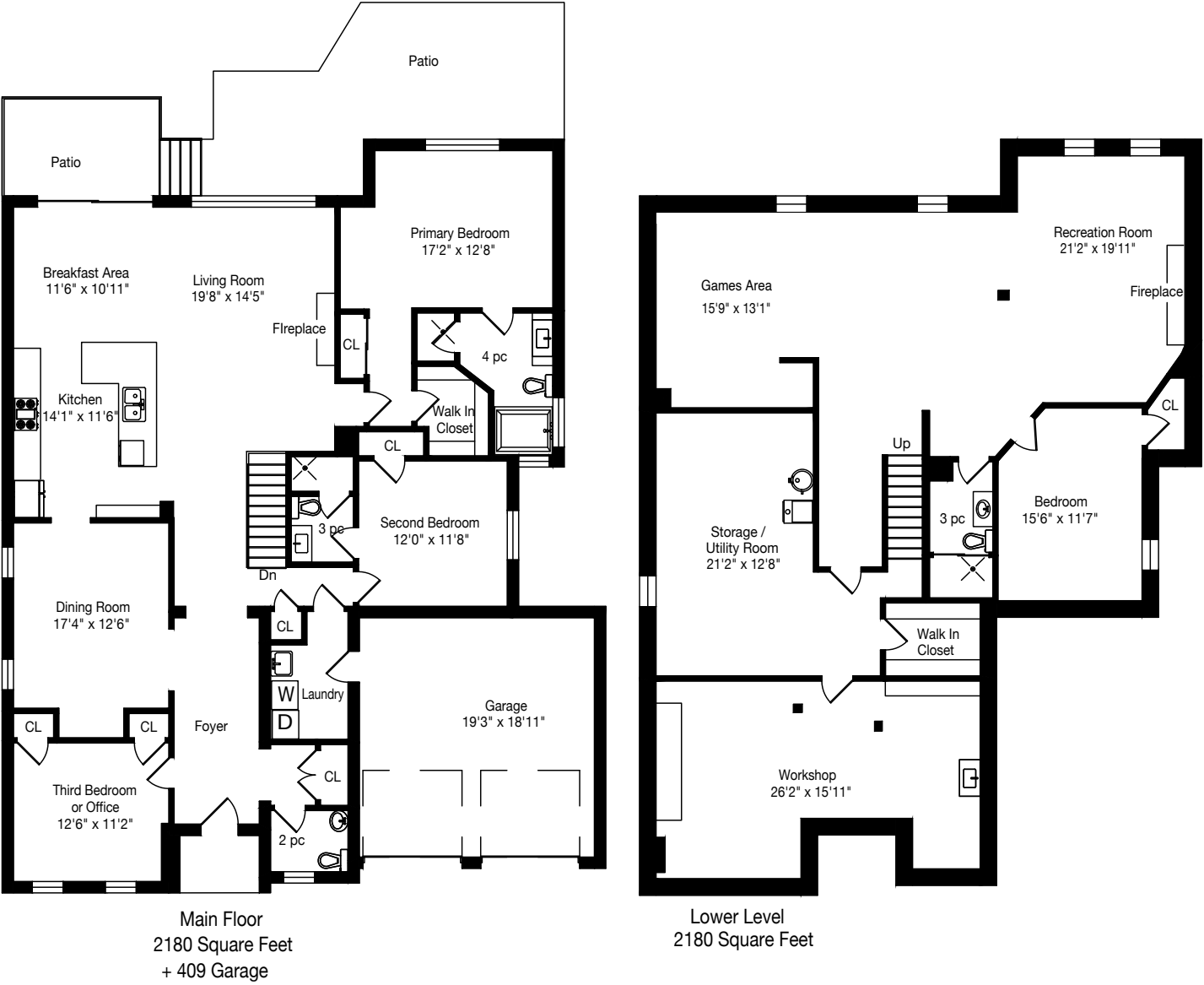
E & OE













SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



Brooklin HS
Designated Catchment School
Grades 9 to 12
20 Carnwith Dr W

Chris Hadfield PS
Designated Catchment School
Grades PK to 8
160 Carnwith Dr W

Meadowcrest PS
Designated Catchment School
Grades PK to 8
20 Vipond Rd

É Éliém Antonine Maillet
Designated Catchment School
Grades PK to 6
615 Ridgeway Ave

ÉS Ronald-Marion
Designated Catchment School
Grades 7 to 12
2235 Brock Rd

University of Toronto
27 King's College Cir

PARKS & REC

This home is located in park heaven, with 4 parks and 16 recreation facilities within a 20 minute walk from this address.



Brooklin Horticultural Society Garden
131 Carnwith Drive West

7 mins

Brooklin Kinsmen Park
6 Vipond Road

13 mins

Carnwith Park
180 Carnwith Drive West

7 mins

FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|---------------------|-----------------------|
| 1 Playground | 1 Splash Pad |
| 2 Basketball Courts | 2 Sports Courts |
| 1 Ball Diamond | 1 Botanical Garden |
| 4 Sports Fields | 1 Fitness/Weight Room |
| 1 Community Centre | 1 Gym |

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 6 minute walk away.

Nearest Street Level Transit Stop
Carnwith Westbound at Montgomery

6 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 10km.

Lakeridge Health - Oshawa Site
1 Hospital Crt

Fire Station
6745 Baldwin Street North

Police Station
480 Taunton Road East

HoodQ

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ROYAL LEPAGE Signature
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