

THE MILLS TEAM

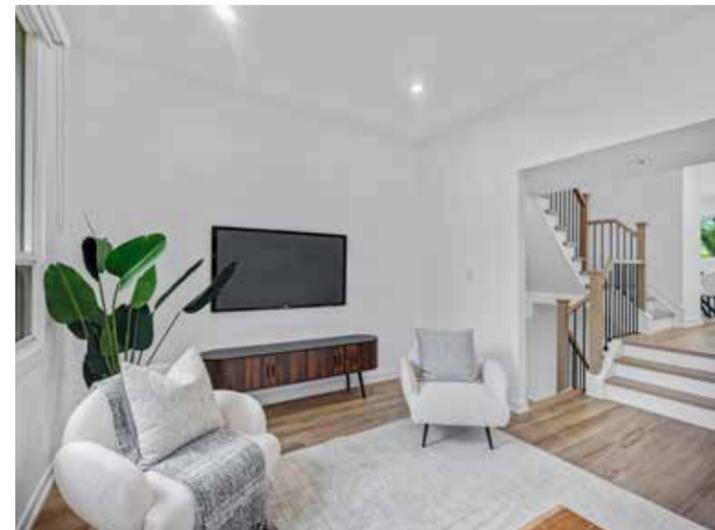
is proud to present

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67 POPLAR CRESCENT  
TOWNHOME 6



67Poplar.com



## WELCOME HOME

Set on picturesque Poplar Crescent, a quiet family-friendly street, this townhome in the Aurora Highlands has been updated in all the right ways.

This home has been transformed top to bottom with no wasted space. 10-foot ceilings and brand new flooring set the stage. The newly renovated kitchen boasts quartz counters, a sleek backsplash, an oversized pantry, a breakfast bar, and all-new stainless steel appliances. Even the lighting and window treatments throughout the home have been carefully selected, with stylish fixtures and custom zebra blinds elevating every room. The bathrooms have also been luxuriously renovated, offering a perfect balance of function and indulgence.

The main floor features an elegant dining room overlooking the sunlit, spacious living room, while the eat-in kitchen seamlessly accommodates gatherings of all sizes. A spacious ground-level family room (or home office) opens to your own private, fenced-in backyard – perfect for barbecues, kids playing, or simply unwinding. Upstairs, you'll find three generously sized bedrooms with lots of closet space. A brand-new washer/dryer and a new 100-amp breaker panel have also been installed.

Life at 67 Poplar Cres. doesn't stop at the front door! Residents enjoy a vibrant, well-managed community with access to an outdoor pool, landscaped courtyards, walking paths, children's play areas, a welcoming clubhouse for social events and tons of visitor parking. Low maintenance fees include snow removal, lawn care, and exterior maintenance.

Perfectly tucked into a quiet crescent, yet just minutes to Yonge Street, GO Transit, schools, parks, Metro, LCBO, and Aurora's vibrant shopping and dining. This home brings together the best of community, convenience, and comfort.

## 2025 RENOVATIONS

- Full interior painting
- New flooring throughout
- New Kitchen
- New window coverings and lighting
- New railings
- New backyard sod
- New front door

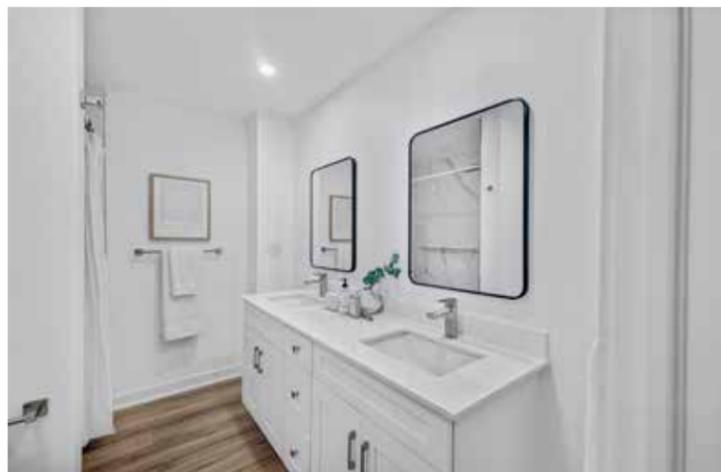
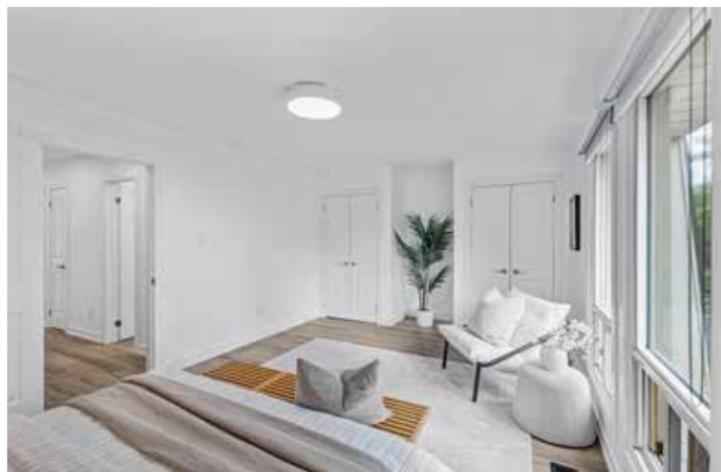
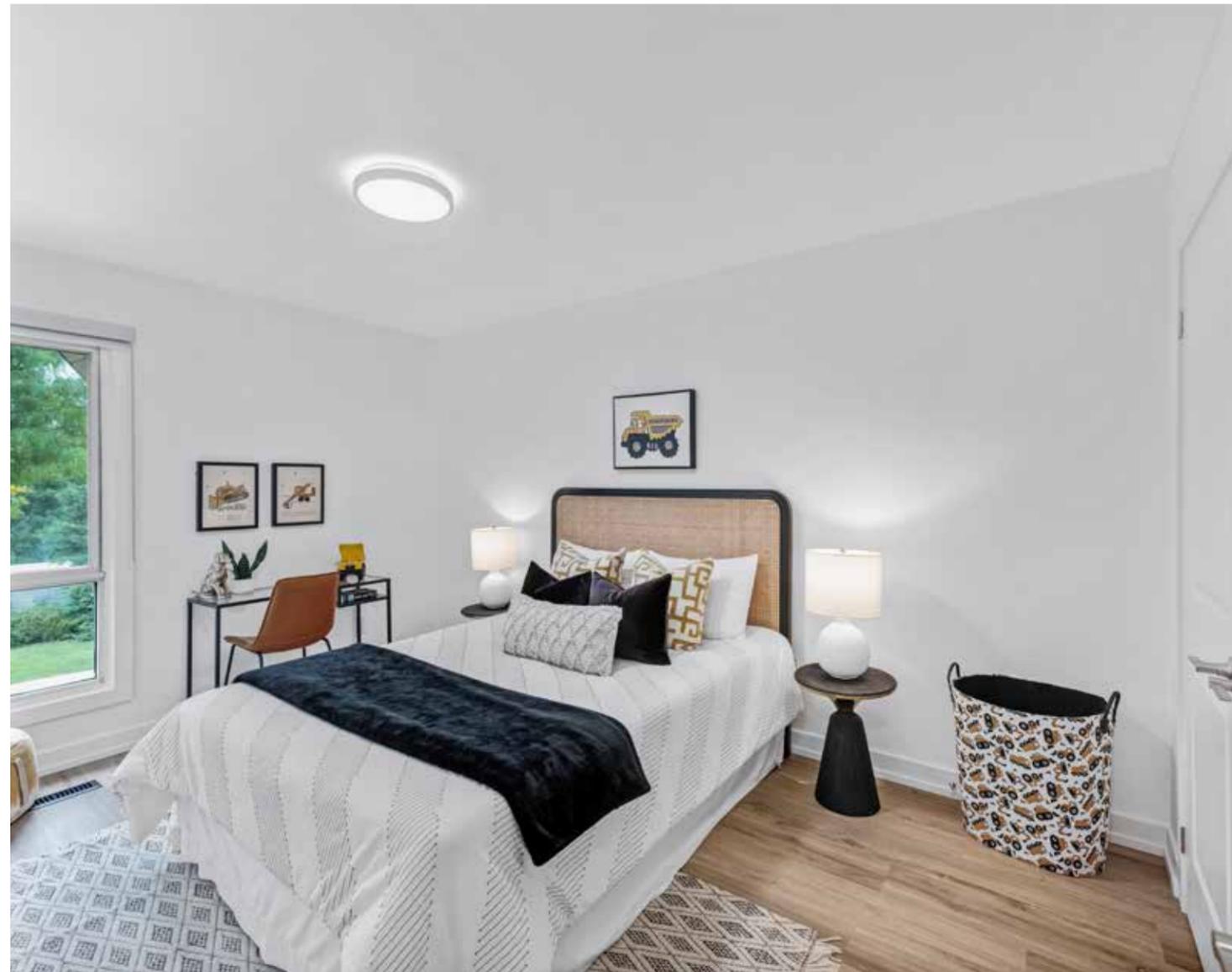


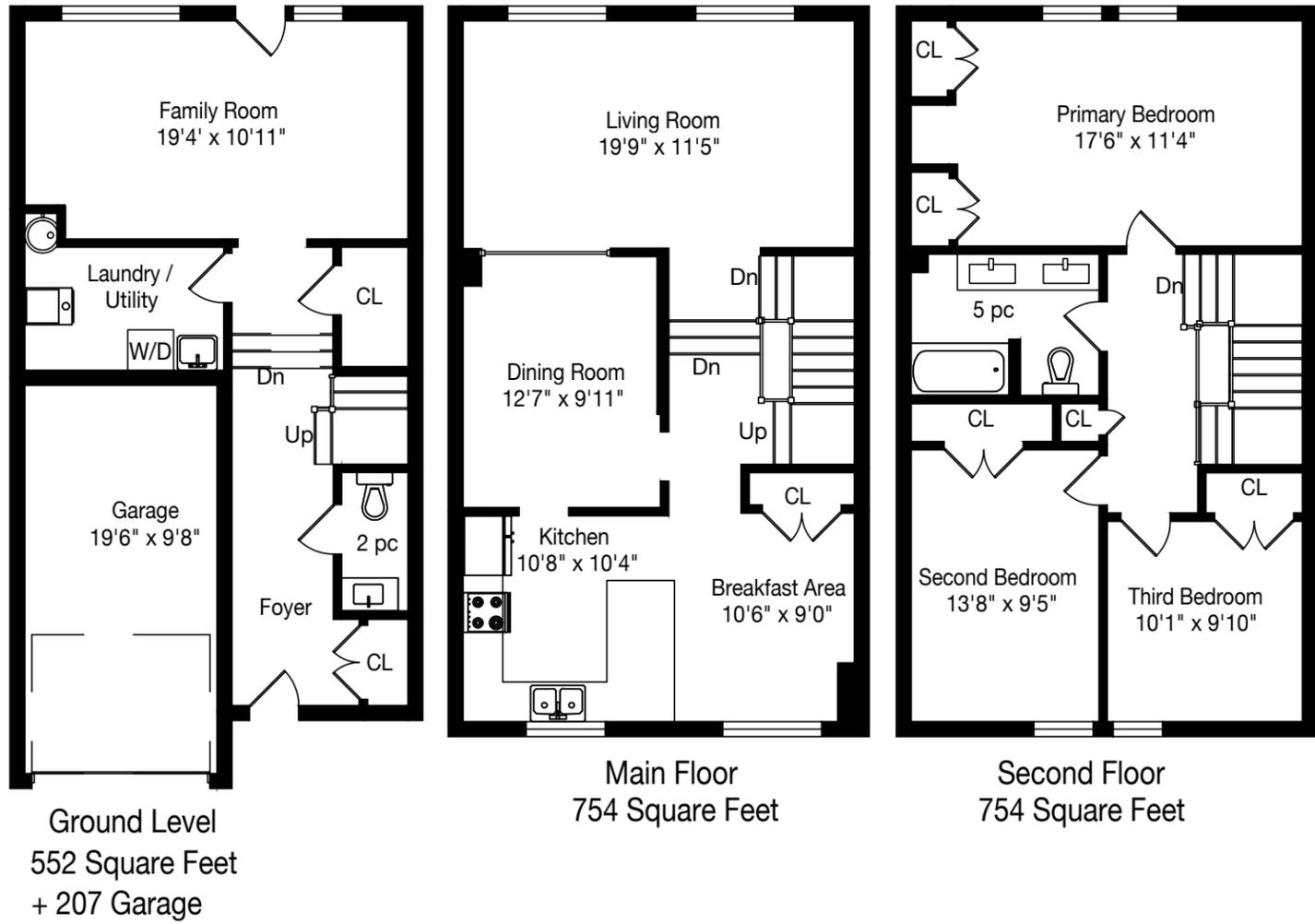
## ADDITIONAL INFO

- Property Taxes:** \$3,063.22 (Annual in 2025)
- Possession:** 30-60 Days/TBD
- Maintenance Fee:** \$540.44 (Monthly 2025)
- Parking:** Built-in single car garage plus mutual driveway with parking for 1 car
- Includes:** Common elements, building insurance and parking
- Heating:** Gas/Forced Air
- Square Footage:** 2,060 per floor plans
- Pet Restrictions:** Household pets welcome
- Exposure:** East-West
- Property Mngmnt:** Patch Consulting Condominium Services Inc.
- Property Manager:** Claudia Damaren- claudia@patch-cms.ca
- Inclusions:** Stainless steel kitchen appliances: Stove (LG), Refrigerator (LG), Over the range Microwave, Dishwasher (LG), stacked white Washer and Dryer (LG), Garage Fridge "As Is" (Kenmore), All Parts of Furnace and Central Air Conditioner, All Window Coverings, All Electrical Light Fixtures
- Exclusions:** None
- Rental Equipment:** Hot Water Tank (Approximately \$29.84/month)

A Home Inspection Report dated September 22, 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.



### Regency Acres PS

Designated Catchment School  
Grades PK to 8  
123 Murray Dr

### Académie de la Moraine

Designated Catchment School  
Grades PK to 6  
115 George St

### Aurora HS

Designated Catchment School  
Grades 9 to 12  
155 Wellington St W

### Lester B. Pearson PS

Designated Catchment School  
Grades 3 to 8  
15 Odin Crescent

### ÉS Norval-Morriseau

Designated Catchment School  
Grades 7 to 12  
51 Wright St

## PARKS & REC.

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



### Highland Field

510 Industrial Parkway South  
8 mins

### Tamarac Green

124 Tamarac Trail  
10 mins

### Confederation Park

30 Glass Dr.  
11 mins

### FACILITIES WITHIN A 20 MINUTE WALK

3 Playgrounds      2 Ball Diamonds  
1 Rink                3 Sports Fields  
3 Basketball Courts   2 Sports Courts

## TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 2 minute walk away and the nearest rail transit stop is a 30 minute walk away.

**Nearest Rail Transit Stop**  
Aurora GO

**Nearest Street Level Transit Stop**  
Henderson Dr / Poplar Cres

2 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 8.95km.

**Southlake Regional Health Centre**  
596 Davis Dr

**Fire Station**  
220 Edward St

**Police Station**  
100 Bloomington Road

HoodQ

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**THE MILLS TEAM**



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**ROYAL LEPAGE** Signature  
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE