

THE MILLS TEAM

is proud to present

---

1701 FINCH AVENUE  
TOWNHOUSE 23



[1701Finch23.com](http://1701Finch23.com)



## WELCOME HOME

Townhouse envy, incoming.

All the perks of a house (hello, 1,783 sq ft), the ease of a condo (no grass cutting, ever), and the unbeatable convenience of being steps to, well—everything.

With its charming exterior, this quality-built 2+1 bedroom, 3 bath beauty brings both style and substance. The open-concept main floor is anchored by a gourmet kitchen that begs for dinner parties (or at least a very good cheese board), flowing seamlessly into bright, airy living and dining spaces - plus a tucked away powder room and pantry that secretly stores everything from appliances to ambitions.

Upstairs, the spacious primary suite brings calm and comfort with a 4-piece ensuite and generous closet space. You'll also find a full second washroom, laundry right where you want it, and an oversized second bedroom that could easily be divided into two (an original builder option). Downstairs, a flexible ground-level space does it all – office, gym, rec room or guest suite – whatever life calls for next.

Grill and garden on your terrace with a BBQ gas line already waiting, and bask in the sunny west-facing evenings, vino in hand. And with your own garage (with direct interior access), your groceries will never see a snowflake or a raindrop.

Set within a well-managed, tree-lined community known for its friendly neighbours and thoughtful upkeep, just steps to shopping, dining, transit and the 401—this is townhouse living done right.



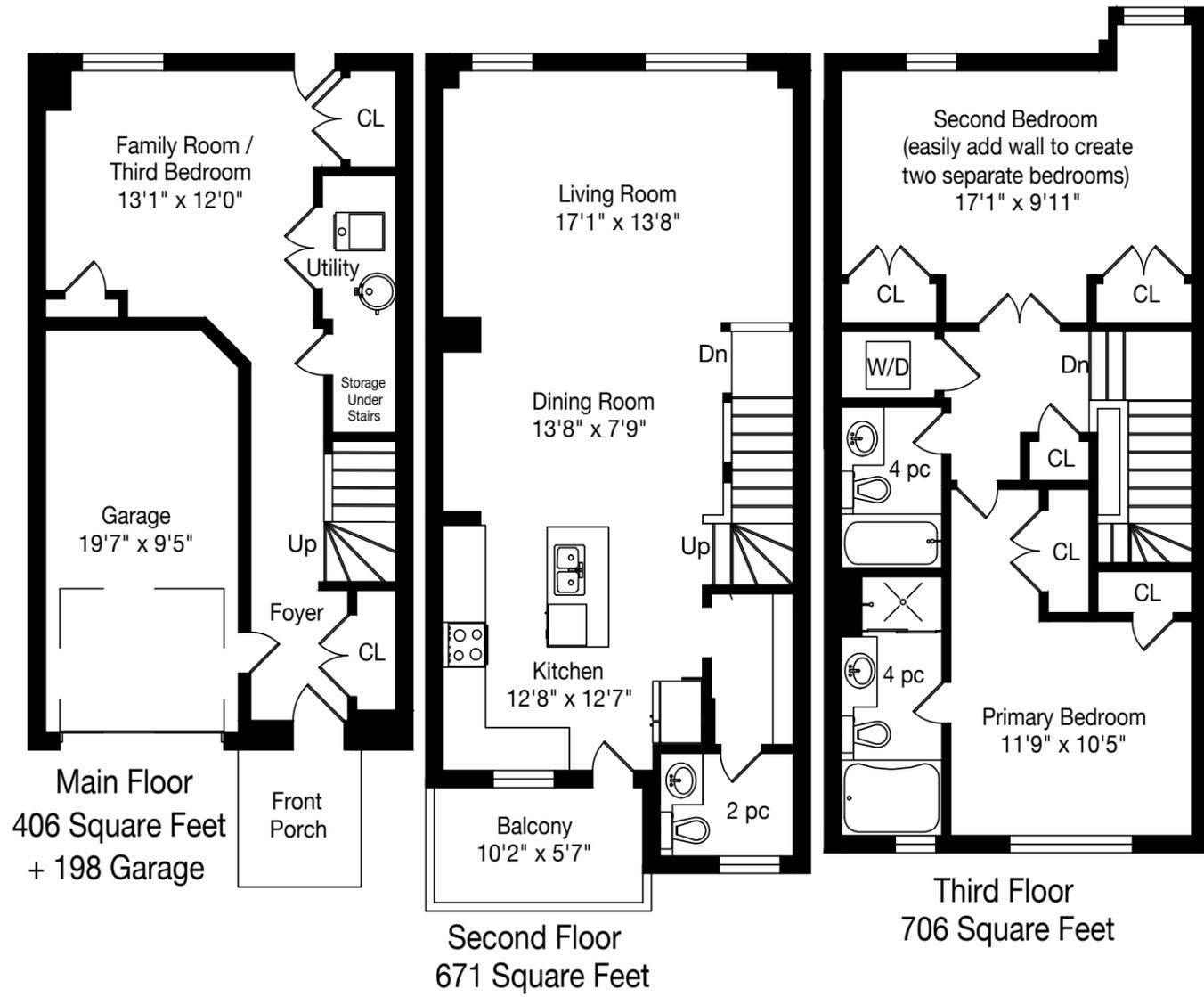
## ADDITIONAL INFO

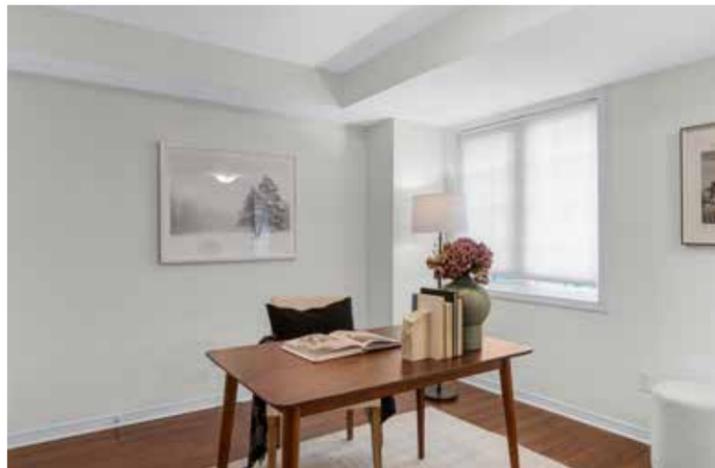
- Property Taxes:** \$5,462.14 (Annual in 2025)
- Possession:** 60-90 Days/TBD
- Parking:** Built-in 1-car garage with direct entry to house plus private driveway with parking for second car  
Visitor parking available in complex.
- Maintenance Fee:** \$399.17 (monthly 2025)
- Includes:** Water, building insurance, common elements and parking.
- Square Footage:** 1,783 sq ft per floor plan
- Systems:** Forced air gas furnace (2020) with central air conditioning (2023)
- Utility Costs:** *Electricity:* Approximately \$83.90/month (2025)  
*Gas:* Approximately \$106/month (2025)
- Inclusions:** Stove (Whirlpool), Refrigerator (Whirlpool), Hood Exhaust, Microwave (Whirlpool), Dishwasher (Whirlpool), Washer (Amana) & Dryer (Amana), All Parts of Furnace and Central Air Conditioner, All built-in and attached Shelving, Electrical Light Fixtures and All Window Coverings
- Exclusions:** Attached Television and Wall Mount
- Rental Equipment:** Hot Water Tank (\$44.58/month)
- Property Mngmt:** Newton-Trelawney Management Services Inc.
- Property Manager:** Sarita Pareek  
905-619-2886 X229  
spareek@ntpm.ca

A Home Inspection Report dated October 22nd 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 good assigned public schools very close to this home, your kids can thrive in the neighbourhood.



**Glengrove PS**  
Designated Catchment School  
Grades PK to 8  
1934 Glengrove Rd

**É Élém Ronald-Marion**  
Designated Catchment School  
Grades PK to 6  
2235 Brock Rd

**Pine Ridge SS**  
Designated Catchment School  
Grades 9 to 12  
2155 Liverpool Rd

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

### PARKS & REC

This home is located in park heaven, with 3 parks and 11 recreation facilities within a 20 minute walk from this address.

**Brockridge Tot Lot**  
2073 Brock Rd

3 mins

**Denmar Park**  
1931 Denmar Rd

7 mins



**Brockridge Community Park**  
2073 Brock Rd

3 mins

**FACILITIES WITHIN A 20 MINUTE WALK**  
4 Playgrounds      2 Sports Fields  
3 Ball Diamonds      2 Trails

### TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away, and the nearest rail transit stop is 2.1 km away.

**Nearest Rail Transit Stop**  
Pickering GO

**Nearest Street Level Transit Stop**  
Brock Road Southbound at Finch

1 min

### SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station, a fire station, and a hospital within 5km.

**Lakeridge Health - Ajax Pickering Hospital**  
580 Harwood Ave S

**Fire Station**  
1616 Bayly Street

**Police Station**  
1710 Kingston Rd

## HoodQ

Disclaimer: These materials have been prepared for and are not intended to solicit buyers or sellers currently under contract with a brokerage. By accessing this information you have agreed to our terms of service, which are hereby incorporated by reference. This information may contain errors and omissions. You are not permitted to rely on the contents of this information and must take steps to independently verify its contents with the appropriate authorities (school boards, governments etc.). As a recipient of this information, you agree not to hold us, our licensors or the owners of the information liable for any damages, howsoever caused.

1701 FINCH AVENUE, TOWNHOUSE 23



**THE MILLS TEAM**



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

**TheMillsTeam.ca**

**Team@TheMillsTeam.ca**

**416.443.0300**

Lauren Rebecca\*, Laura Lee\*, Tonille Giovis\*, Katie Mills\*, Sue Mills\*, Sarah O'Neill\*, Breanna Rothe, Priyanka Mehta, Christine Sweeny\*, Merida Lake\* | \* SALES REPRESENTATIVE

1701Finch23.com

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

Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility. \* Sales Representative