

THE MILLS TEAM

is proud to present

1414 SANDHURST
CRESCENT



1414Sandhurst.com



WELCOME HOME

The One You'll Compare Everything Else to! Some homes simply check boxes. This one raises the bar. Beautifully maintained, freshly painted, and thoughtfully updated, this gorgeous detached home is nestled on a quiet, family-friendly crescent in one of Pickering's most sought-after communities-the prestigious Highbush neighbourhood. With four generously sized bedrooms, there's finally space for everyone (and everything). The main floor strikes the perfect balance with a more formal living and dining room for more refined entertaining, and a warm, connected kitchen and family room where life actually happens.

At the centre of it all is the generous kitchen with tons of storage and counter space, new granite counters, and a large island - the kind everyone gathers around. Morning coffee, after-school snack, late-night chats...it all happens here. From the kitchen, sliding doors open to a charming, wood deck and yard, creating an easy indoor-outdoor flow you'll use all season long, along with the hot tub!

Practicality is just as strong as style, with a main floor laundry room, a convenient 2-piece bathroom, and direct access from the garage into the home.

Upstairs, the four spacious bedrooms are complemented by a bright open office at the top of the landing - perfect for working from home without sacrificing a bedroom. The primary suite is the private retreat every busy household deserves, including a walk-in closet and a 5-piece ensuite.

Downstairs, the finished basement adds even more room and flexibility, with a dedicated games and recreation area that's ready for movie nights, kids' handouts, or hosting friends.

Located in a sought-after neighbourhood, close to top-rated schools, parks, shopping and transit, with easy access to the Toronto Zoo, Highways 401 and 407, GO station, and steps to the Rouge National Urban Park and trails - this is an excellent opportunity for families, first-time home buyers, or those looking to move into a welcoming community.



ADDITIONAL INFO

Property Taxes: \$7,974.21 (Annual in 2025)
Lot Size: 41.07 feet x 101.31 feet (Irregular West: 103.21' / Rear: 33.66')
Parking: Two car attached garage with a private driveway and parking for two cars
Square Footage: 2,361 sq ft as per MPAC
Possession: 60-90 Days or to be arranged
Heating: Forced air gas furnace and central air conditioning
Utility Costs: Hydro: Approx. \$217.00/month (2024-2025)
Water: Approx. \$92.00/month (2024-2025)
Gas: Approx. \$150.00 /month (2024-2025)

Inclusions: Refrigerator (LG), Stove/Oven (2021, Samsung), Hood Exhaust (Whirlpool), Dishwasher (KitchenAid), Built-in Microwave (Whirlpool), Washer and Dryer (2021, Samsung), Deep Freezer (Frigidaire), All built-in and Attached Shelving, All Electric Light Fixtures, All Window Coverings (except those excluded), Garage Openers (2), Hot Tub & Equipment, New Front Door Lock, and Security Cameras

Exclusions: Attached BBQ, all outdoor furniture and decoration, all outdoor storage units, curtains/drapes (belonging to stager)

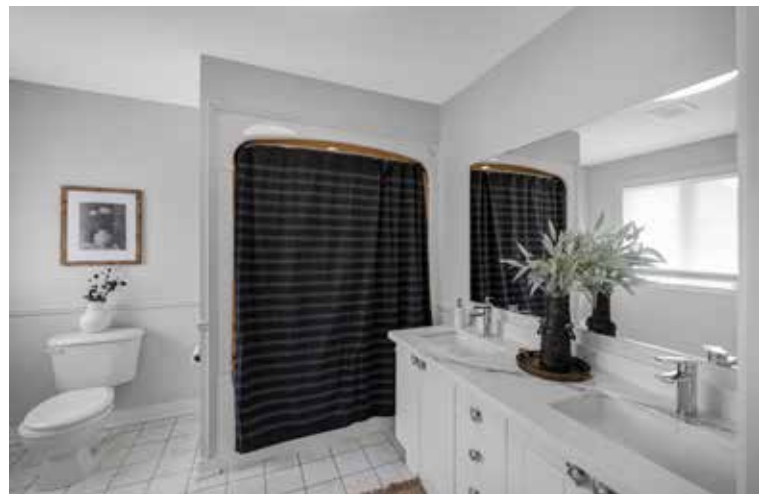
Rental Equipment: Hot Water Tank (Approximately \$38.50/month)

RECENT IMPROVEMENTS AND RENOVATIONS:

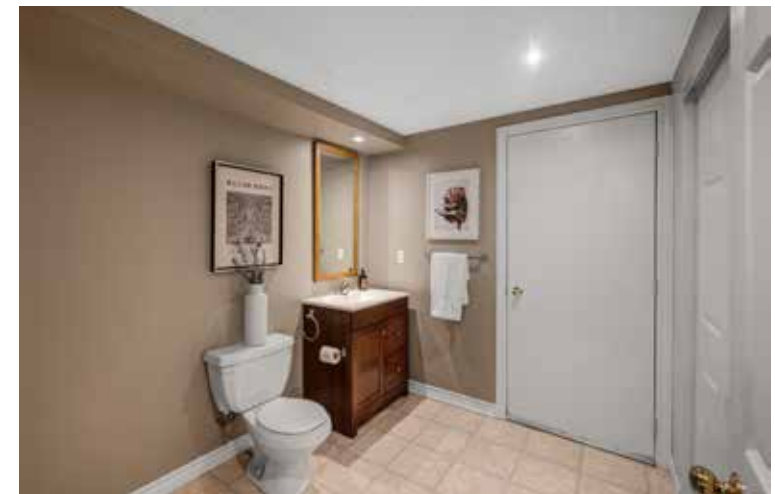
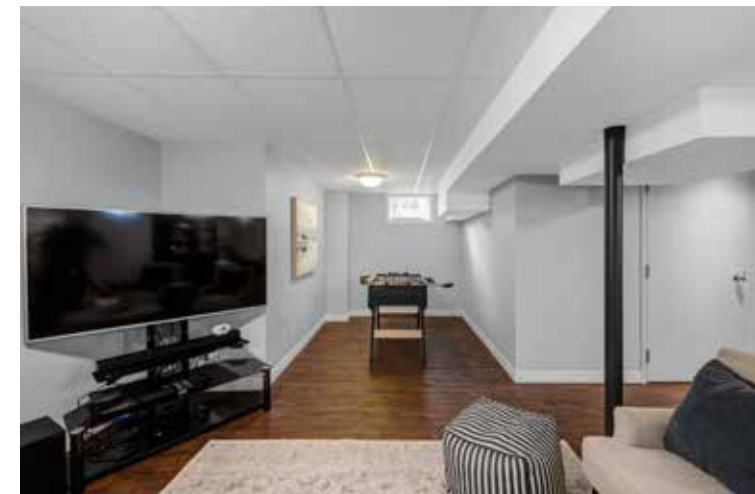
- Interior painting (2026) 95% of the house
- Repaved driveway
- New front door lock (2026)
- Foundation waterproofing (2025)
- New granite in kitchen (2024)
- New granite in primary bathroom (2024)
- Replaced broadloom on stairs (2022)
- Replaced garage door (2022)
- Roof completely stripped / re-shingled (2017)
- Replaced sliding glass door (2017)

A Home Inspection Report dated April 21, 2026, 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







APP
PERMIT NO.
00-339
CITY OF PICKERING
BUILDING SECTION

SANDHURST CIRCLE

*BLK 28 Plan 40M-1892
BLK 47 Plan 40M-1700
PT 1/2 Plan 40R-19669*

CITY OF PICKERING
ZONING APPROVAL
THESE PLANS HAVE BEEN CHECKED FOR COMPLIANCE WITH THE PICKERING ZONING BY-LAW AND ARE HEREBY APPROVED.

APPROVED: *May 14/00* DATE
PLANNING: *Ray Deane*

CLIENT: *SPD*
GARTHWOOD HOMES

PROJECT: SANDHURST BLOCKS

LEGAL DESCRIPTION:
LOT A = BLOCK 28 PLAN 40M-1892 & PART 1 PLAN 40R-19669 & BLOCK 47 PLAN 40M-1700
LOT B = BLOCK 29 PLAN 40M-1892 & PART 2 PLAN 40R-19669 & BLOCK 48 PLAN 40M-1700

LEGEND

- DENOTES CATCHBASIN
- DENOTES VALVE & BOX
- ◇ DENOTES HYDRANT
- DENOTES WATER SERVICE
- ▲ DENOTES EXTERIOR DOOR LOCATION
- ⊕ DENOTES TRANSFORMER
- ⊞ DENOTES BELL PEDESTAL
- ⊟ DENOTES CABLE T.V. PEDESTAL
- +15 DENOTES LIGHT STANDARD
- ⊞ DENOTES SUPER MAIL BOX
- ⊟ DENOTES CHAIN LINK FENCE
- ⊟ DENOTES NOISE BARRIER
- ⊟ DENOTES ORNAMENTAL FENCE
- FFF DENOTES FINISHED FLOOR ELEVATION
- TBM DENOTES TOP OF BASEMENT WALL
- BF DENOTES BASEMENT FLOOR ELEVATION
- UF DENOTES UNDERSIDE OF FOOTING ELEVATION
- 100.00 DENOTES PROPOSED ELEVATION
- 100.00 DENOTES EXISTING ELEVATION

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	08/05/00	T.P.

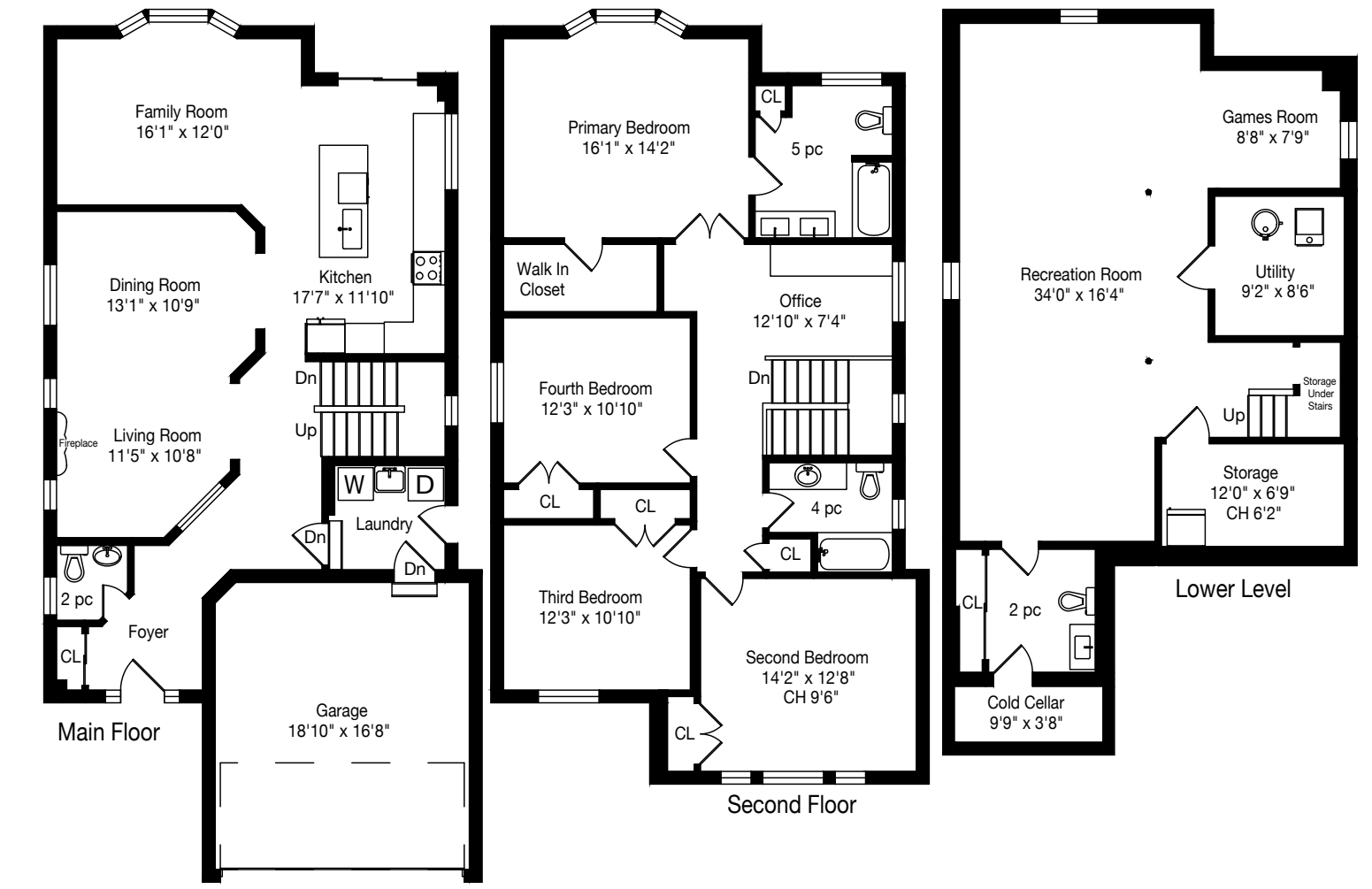
APPROVED FOR GRADING ONLY
POLITIS ENGINEERING LTD.
PER: *T.P.*
DATE: *MAY 8/00*

POLITIS ENGINEERING LTD.
85 THORNCLIFFE PARK DRIVE
SUITE 4303
TORONTO, ONTARIO M4H 1L6
(416) 429-8645 FAX (416) 429-8951

SCALE: 1 : 250
DATE: 08/05/00
DRN BY: T.P.
CHK'D BY: T.P.

BUILDER IS RESPONSIBLE FOR CONFIRMING LOCATION OF ALL EXISTING STREET FURNITURE, ETC. IF MINIMUM CLEARANCES CANNOT BE MAINTAINED, BUILDER IS TO RELOCATE AT THEIR OWN EXPENSE.

PROJECT NO. 00131
DWG. NO. SP-1 425





SCHOOLS

With good assigned public schools very close to this home, your kids can thrive in the neighbourhood.



Westcreek PS
Designated Catchment School
Grades PK to 8
1779 Westcreek Dr

Dunbarton HS
Designated Catchment School
Grades 9 to 12
655 Sheppard Ave

Frenchman's Bay PS
Designated Catchment School
Grades PK to 8
920 Oklahoma Dr

É Élémond-Ronald-Marion
Designated Catchment School
Grades PK to 6
2235 Brock 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 17 recreation facilities within a 20 minute walk from this address.

Rouge Park
1749 Meadowvale Rd

Pinegrove Park
1863 Pine Grove Ave
 5 mins

6 mins

Valley View Park
1871 Valleyview Dr

FACILITIES WITHIN A 20 MINUTE WALK
 6 mins

- 3 Playgrounds
- 3 Basketball Courts
- 1 Ball Diamond
- 2 Sports Fields
- 1 Beach
- 1 Sports Court
- 1 Campground
- 1 Fishing Location
- 3 Trails
- 1 Nature Centre



TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only 4.9 km away, and the nearest street transit stop is a 2 minute walk away.

Nearest Rail Transit Stop
Pickering GO

Nearest Street Level Transit Stop
Pine Grove Eastbound at Oakburn

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 7km.

Scarborough Health Network - Centenary
2867 Ellesmere Rd

Fire Station
553 Kingston Road

Police Station
1710 Kingston Rd

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**THE MILLS TEAM**



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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1414Sandhurst.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