

THE MILLS TEAM

is proud to present

18 HIBBINS
AVENUE



18Hibbins.com



WELCOME HOME

Your summer starts here—and this is the house that makes it unforgettable.

Welcome to 18 Hibbins Ave, a rare executive family home tucked into the heart of Pickering Village, backing and siding onto peaceful parkland for ultimate privacy, no rear neighbours and more sunlight than you can imagine. Built by John Boddy and offering 5,124 square feet of finished living space, this is the kind of home that truly checks the boxes—inside and out.

With 4+1 bedrooms, 5 washrooms, and a main floor office, the layout is as functional as it is spacious. The showstopper? A dramatic double-height family room with soaring ceilings, arched windows, a custom built-in entertainment unit, and gas fireplace—the kind of space that makes an impression the moment you walk in.

The eat-in kitchen offers plenty of room to gather and flows seamlessly to the backyard, making indoor-outdoor living effortless. Formal living and dining rooms add even more space to host, unwind, or spread out as a family.

Upstairs, the scale continues with a palatial primary suite overlooking the park—a true retreat featuring a spa-inspired 6-piece ensuite with expansive dual-spray walk-in shower, soaker tub, double vanity, and abundant cabinetry. One of the additional bedrooms enjoys its own private ensuite, offering ideal comfort for family or guests.

Downstairs, the fully finished basement delivers serious square footage with a massive rec/games room, an additional bedroom, and washroom—perfect for guests, teens, or extended stays.

Step outside and you'll understand what sets this home apart. The private, west-facing backyard oasis is designed for long summer days and even longer evenings, featuring an inground pool with sunken year-round hot tub, cabana, flagstone patio and pool surround, garden beds, and a gas line for BBQ.

Additional highlights include quality hardwood on the main level and durable luxury vinyl flooring across the second floors a double car garage with direct entry, parking for two more in the driveway, and a setting that's hard to replicate—quiet, kid-friendly, and surrounded by green space.

Located in one of Ajax's most charming and established communities, you're just minutes to schools, shops, transit, Go Train, and major routes. A true lifestyle property in every sense.

RECENT IMPROVEMENTS

AND RENOVATIONS:

- New hardwood floor throughout living room, dining room, hallway, refinished hardwood in kitchen and family room, new luxury vinyl plank on second floor (2026)
- Professionally painted throughout (2026)
- Kitchen cabinets painted (2026)
- New broadloom on stairs (2026)
- All new baseboards and radiator covers (2026)
- Built-in Pax closet system in primary bedroom (2026)
- Powder room update with quartz counter, new faucet and hardware
- Repainted exterior trim (2025)
- Backyard patio relayed & fence repainted (2024/2025)
- Repainted cabana (2024)
- Finished cold cellar storage with waterproofing (2024)
- Replaced fence (2023)
- Renovated primary bedroom ensuite (2022)
- New pool liner (2022)
- Repaved driveway (2021)
- Replaced roof (2019)



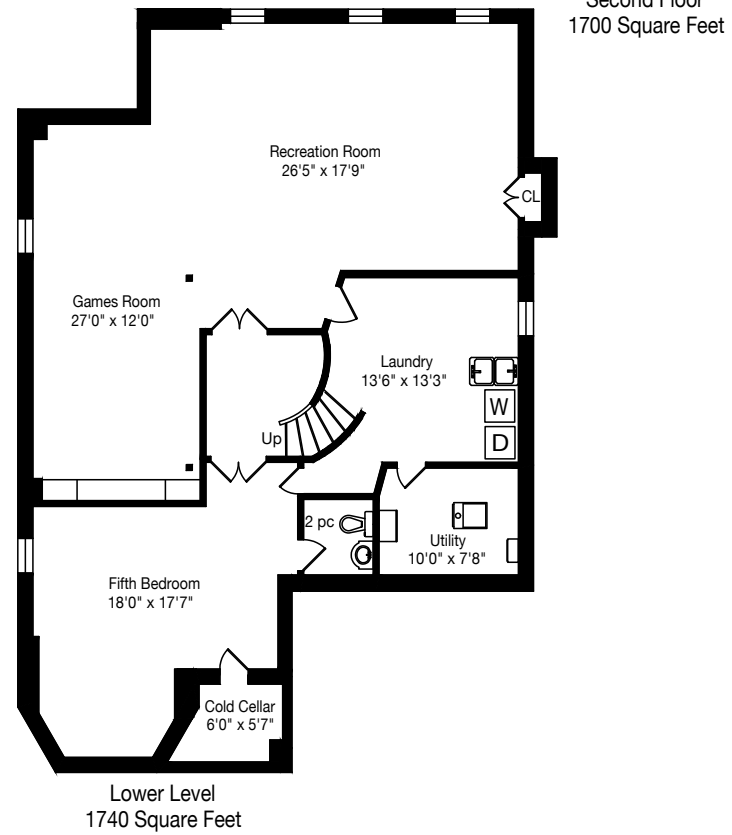
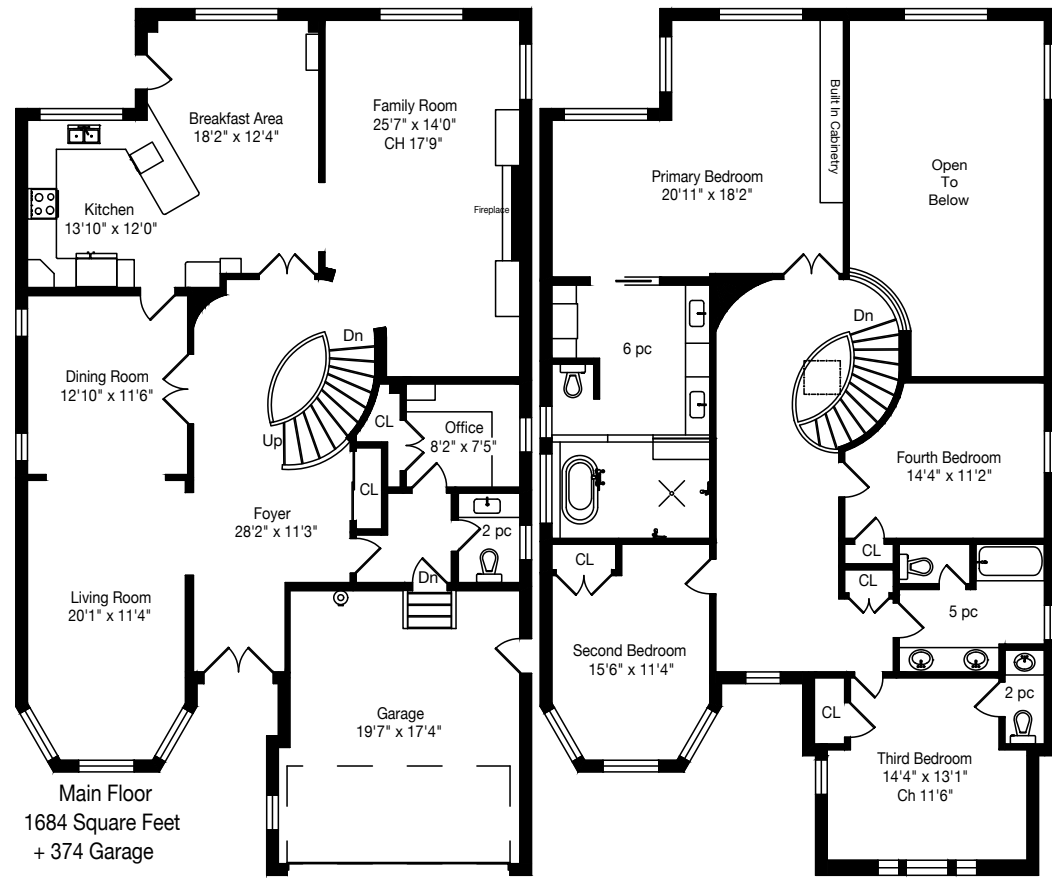
ADDITIONAL INFO

- Property Taxes:** \$9,791 (Annual in 2025)
- Lot Size:** 45.44 feet x 109.91 feet
- Parking:** Two car attached garage with a private driveway and parking for two cars
- Square Footage:** 3,489 sq ft as per MPAC
- Possession:** 60 Days or to be arranged
- Heating:** Forced air gas furnace and central air conditioning
- Utility Costs:** *Hydro:* Approx. \$306/month (2025-2026)
Water: Approx. \$94/month (2025-2026)
Gas: Approx. \$215 /month (2025-2026)
- Inclusions:** Refrigerator (KitchenAid), Stove/Oven (LG), Dishwasher (Maytag), Built-in Microwave (Samsung), Washer and Dryer (LG), Basement Deep Freezer (Danby), Central Vacuum (ElectoLux), Attached Television and Wall-mount, All built-in and Attached Shelving, All Electric Light Fixtures, All Window Blinds Including Family Room & Primary Bedroom Blinds With Romotes (2), All Curtains, Attached Gas BBQ, Pool and Related Equipment, Hot Tub and Equipment, Gazebo, Door Bell Camera, Garage Door Opener (1), Garage Fridge in "As Is" Condition.
- Exclusions:** Main Floor and Basement Powder Room Mirrors (stagers)
- Rental Equipment:** Hot Water Tank (approx. \$65.00/month), Bell Smarthome Monitoring (approx. \$57.00/month)

A Home Inspection Report dated April 16, 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







SCHOOLS

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



Nearby Schools

Eagle Ridge PS
Designated Catchment School
Grades PK to 8
425 Delaney Dr

Pickering HS
Designated Catchment School
Grades 9 to 12
180 Church St N

É Élémond-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 10 recreation facilities within a 20 minute walk from this address.



Forest Ridge Park
Hibbins Ave
1 min

1 min

Annie Park
Annie Cres
9 mins

9 mins

Horne Park
Horne Ave
7 mins

7 mins

FACILITIES WITHIN A 20 MINUTE WALK

- 3 Playgrounds
- 1 Arena
- 1 Rink
- 2 Tennis Courts
- 1 Basketball Court
- 1 Ball Diamond
- 3 Sports Fields
- 1 Sports Court
- 1 Trail

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only 2.4 km away, and the nearest street transit stop is a 5 minute walk away.

Nearest Rail Transit Stop
Ajax GO

Nearest Street Level Transit Stop
Southbound at 370 Church

5 mins

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
40 Westney Road North

Police Station
1710 Kingston Rd



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THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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ROYAL LEPAGE Signature
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

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