

THE MILLS TEAM

is proud to present

1204 MAPLE GATE
ROAD



1204MapleGate.com



WELCOME HOME

- An exceptional opportunity in one of Pickering's most sought-after, family-friendly communities
- This meticulously maintained 3+1 bedroom, 3 bathroom home offers nearly 2,100 sq ft of bright, spacious living
- This home has been lovingly owned by the original owners for over 40 years
- Perfectly positioned on a desirable corner lot, this home is filled with natural light and surrounded by gardens, offering a rare sense of privacy and tranquility
- Enjoy quiet mornings or relaxing evenings on the back deck, with nearby green space, wildlife, and hiking trails enhancing the peaceful atmosphere
- Multiple living spaces including an airy living room featuring beautiful bay windows, a cozy family room with fireplace
- The eat-in kitchen offers everyday comfort and functionality
- Ultra-functional main floor also includes a convenient laundry room and powder room
- Upstairs, a generous and versatile bonus area provides endless possibilities for a home office, additional lounge, or playroom to suit your lifestyle
- The spacious primary bedroom easily accommodates a king-sized bed and features a walk-in closet and private ensuite
- Complete with a double car garage and two additional driveway parking spaces, this home is move-in ready and checks every box
- Quick access to Highway 401 and the short drive to Pickering GO Station



ADDITIONAL INFO

- Property Taxes:** \$6,948.00 (Annual in 2025)
- Lot Size:** 50.88 feet x 106.68 feet (Irregular - South: 54.22', West: 94.26')
- Parking:** Two car attached garage with a private driveway and parking for two cars
- Square Footage:** 2,094 sq ft plus 1111 sq ft lower per floor plans
- Possession:** 30-60 Days or to be arranged
- Heating:** Forced air gas furnace and central air conditioning
- Utility Costs:** *Hydro:* Approx. \$125/month (2025-2026)
Water: Approx. \$83/month (2025-2026)
Gas: Approx. \$125/month (2025-2026)
- Inclusions:** Refrigerator (Amana), Stove/Oven (Kenmore), Dishwasher (LG), Washer and Dryer (Kenmore), Deep Freezer (Viking), All Built-in and Attached Shelving, All Electric Light Fixtures, and All Window Blinds and Curtains, Central Vacuum and Equipment, Satellite Dish, Inground Sprinklers, and Garage Door Opener
- Rental Equipment:** Hot Water Tank (Approximately \$30/month)

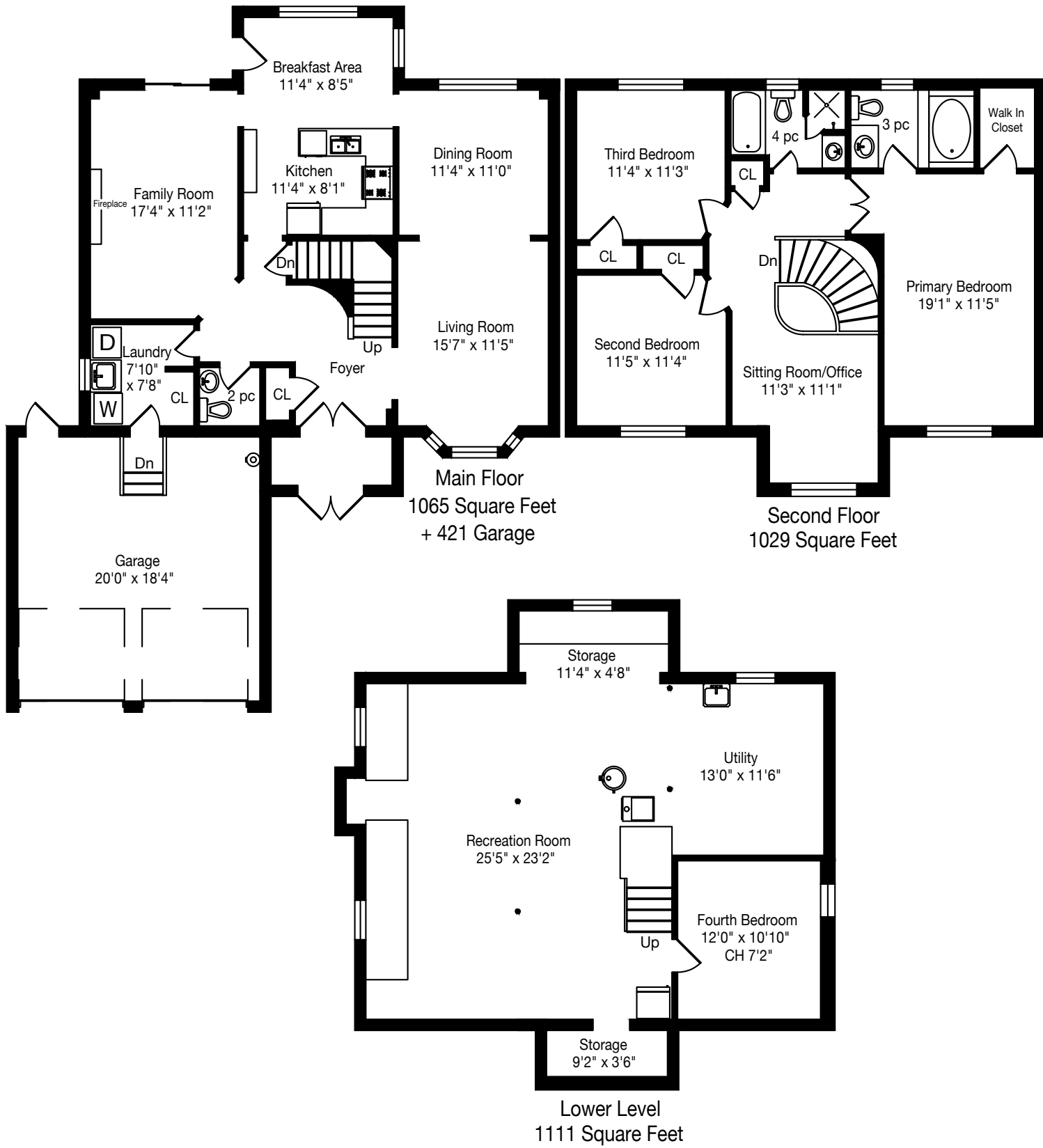
RECENT IMPROVEMENTS AND RENOVATIONS:

- New vinyl flooring throughout (2026)
- Driveway seal coating (2024)
- Replaced gas furnace (2022)
- Replaced roof (2020)

A Home Inspection Report dated April 30, 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.



Maple Ridge PS

Designated Catchment School
Grades PK to 8
2010 Bushmill St

É Élém 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

Pine Ridge SS

Designated Catchment School
Grades 9 to 12
2155 Liverpool Rd

PARKS & REC

This home is located in park heaven, with 3 parks and 14 recreation facilities within a 20 minute walk from this address.



Maple Ridge Park
2050 Bushmill St

9 mins

Beverly Morgan Park
2089 Liverpool Rd

13 mins

Lynn Heights Park
2021 Lynn Heights Dr

11 mins

FACILITIES WITHIN A 20 MINUTE WALK

- 4 Playgrounds
- 2 Tennis Courts
- 1 Volleyball Court
- 1 Basketball Court
- 1 Ball Diamond
- 3 Sports Fields
- 1 Track
- 1 Sports Court
- 1 Trail

TRANSIT

For convenient travel around the city, public transit is accessible from this home.

Nearest Rail Transit Stop
Pickering GO

Nearest Street Level Transit Stop
Finch Westbound at Dixie

11 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.

Lakeridge Health - Ajax Pickering Hospital
580 Harwood Ave S

Fire Station
1115 Finch Avenue

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

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