

THE MILLS TEAM

is proud to present

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88 MORaine  
DRIVE



88Moraine.com



## WELCOME HOME

Bring your vision to 88 Moraine Dr. This spacious 4-bedroom family home offers strong curb appeal and excellent potential in this highly desirable, family-friendly pocket of Vaughan Mills. It's a great opportunity for buyers who are ready to renovate and make the home their own.

The well-designed layout includes generous principal rooms, such as a formal living room, dining room, and a large, separate family room. A walkout from the eat-in kitchen leads to a fully fenced backyard ideal for kids, pets, and outdoor enjoyment.

Upstairs, you'll find four generously sized bedrooms. The spacious primary suite includes a private ensuite, a walk-in closet, and additional storage. The large unfinished basement provides even more room to create and offers a true blank canvas with endless potential. Plus, a double car garage and room for 6 cars!

This home is being sold "as-is, where-is" condition and does require some updates and repairs. That said, it offers a solid layout, great bones, and an excellent opportunity for buyers, renovators, or investors looking to unlock value in a prime location

Conveniently located steps to Weston Road with grocery, pharmacy, and everyday essentials nearby, plus close to parks, schools, public transit, Vellore Village Community Centre, Vaughan Mills Shopping Center, Canada's Wonderland, and Highways 400, 401 and 407.

A great chance to get into a desirable neighbourhood and transform a home with true potential.



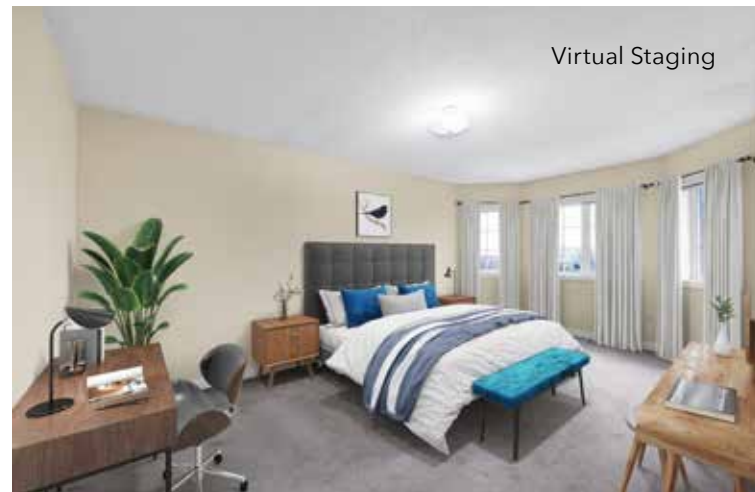


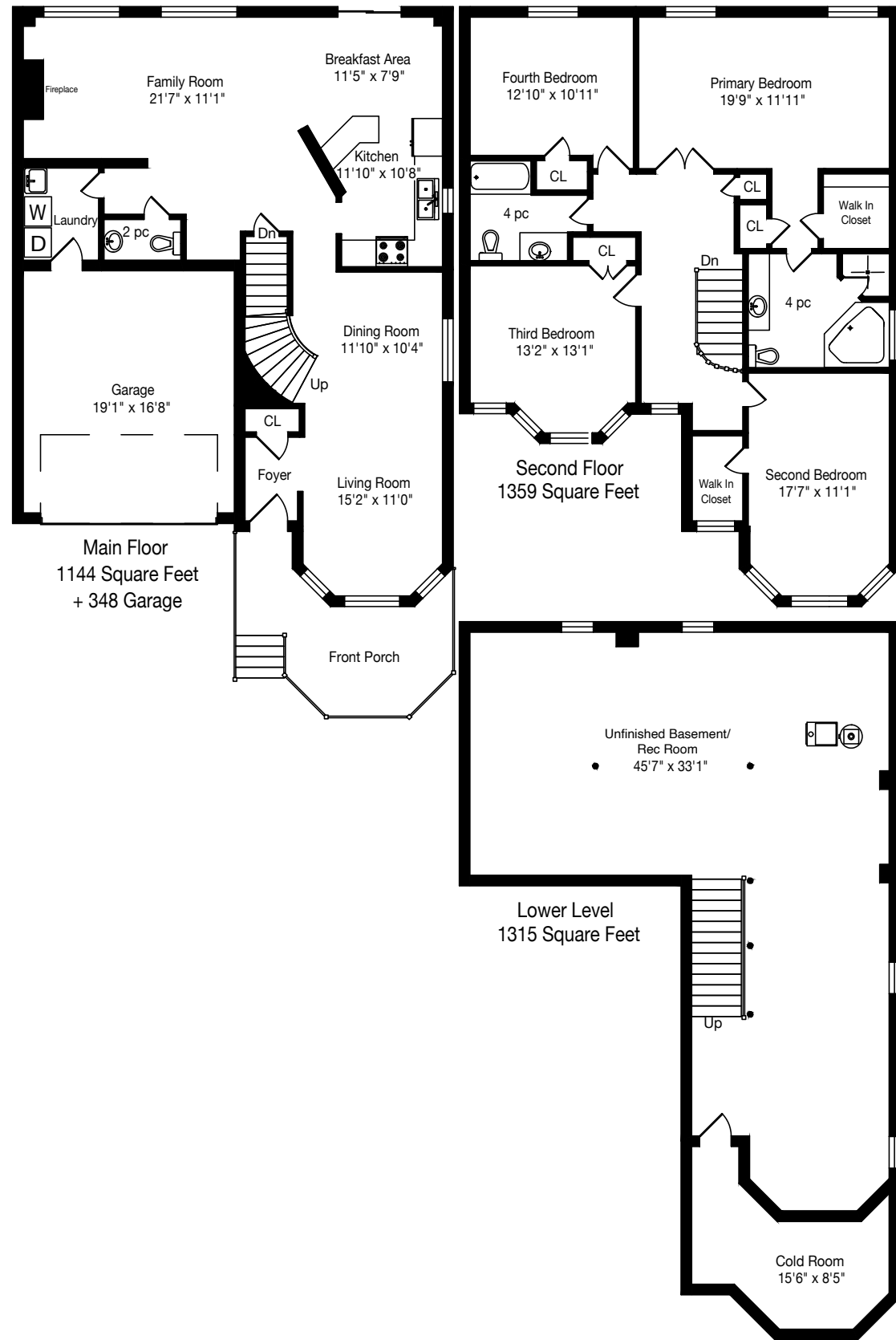
## ADDITIONAL INFO

- Property Taxes:** \$5,905.46 (Annual in 2025)
- Lot Size:** 41 feet x 82 feet
- Parking:** Built-in double car garage plus private driveway with parking for 4 cars
- Possession:** 60 Days/TBA
- Heating/Cooling:** Forced air gas furnace with central air conditioning
- Utility Costs:** Electricity: Approx. \$292/month (2025)  
Gas: Approx. \$130/month (2025)
- Inclusions:** Stainless Steel Whirlpool refrigerator/freezer, Stainless Steel Whirlpool stove, Sakura hood exhaust, Kenmore dishwasher, Samsung washer, Whirlpool dryer, all electric light fixtures and ceiling fan, all attached shelving and cabinetry, all existing window coverings, projector with projection screen and surrounding shelves, security system and all related equipment (monitoring extra), all parts of furnace and central air conditioner and electric garage door opener. All chattels and fixtures in as-is condition.
- Rental:** Hot water tank (approx. \$40/month)

A Home Inspection Report dated April 30th, 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 excellent assigned public schools near this home, your kids will get a great education in the neighbourhood.



#### Nearby Schools

##### Vellore Woods PS

Designated Catchment School  
Grades PK to 8  
115 Starling Blvd

##### Julliard PS

Designated Catchment School  
Grades 2 to 8  
61 Julliard Dr

##### Tommy Douglas SS

Designated Catchment School  
Grades 9 to 12  
4020 Major MacKenzie Dr W

##### ÉÉ La Fontaine

Designated Catchment School  
Grades PK to 6  
10110 Islington Ave

##### ÉS Norval-Morrisseau

Designated Catchment School  
Grades 7 to 12  
51 Wright St

### PARKS & REC

This home is located in park heaven, with 3 parks and 10 recreation facilities within a 20 minute walk from this address.



#### Comdel Park

60 Comdel Blvd  
 4 mins

4 mins

#### Fossil Hill Park

161 Fossil Hill Rd  
 8 mins

8 mins

#### Vellore Heritage Square

9541 Weston Road  
 6 mins

6 mins

#### FACILITIES WITHIN A 20 MINUTE WALK

- |                     |                            |
|---------------------|----------------------------|
| 4 Playgrounds       | 1 Community Centre         |
| 1 Pool              | 1 Splash Pad               |
| 1 Rink              | 1 Skateboard Park          |
| 3 Tennis Courts     | 1 Sports Court             |
| 2 Basketball Courts | 3 Outdoor Games Facilities |
| 2 Ball Diamonds     | 1 Fitness/Weight Room      |
| 4 Sports Fields     | 1 Gym                      |
| 1 Track             |                            |

### TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only 4.5 km away, and the nearest street transit stop is a 2 minute walk away.

**Nearest Rail Transit Stop**  
Vaughan Metropolitan Centre Station

**Nearest Street Level Transit Stop**  
Weston Rd / Hawkview Blvd

2 mins

### SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a hospital, and a police station within 3km.

**Cortellucci Vaughan Hospital**  
3200 Major MacKenzie Dr W

**Fire Station**  
40 Eagleview Heights

**Police Station**  
2700 Rutherford Road



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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