

THE MILLS TEAM

is proud to present

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91 HARRONGATE  
PLACE



[91Harrongate.com](http://91Harrongate.com)



## WELCOME HOME

Move right in and let the pool party begin.

Oversized backyard oasis is the perfect gathering place for family and friends.

Enjoy this beautifully renovated home with chef's kitchen, main floor powder room, ensuite washroom, hardwood floors, direct access from garage and the incredible finished lower level ideal for entertaining and family fun.

Walk to the hub of the neighbourhood at Folkstone Park and McKinney Centre - Endless classes and activities for the whole family.

## UPDATES & IMPROVEMENTS

### BY CURRENT OWNER:

- Updated kitchen with new quartz countertop, Stainless Steel undermount sink, black faucet, backsplash and painted cabinetry
- Fireplace surround with built in tv area
- New pot lights and light fixtures
- New hardware throughout
- Finished basement with bamboo flooring, 3pc bathroom and sauna
- Hardwood floors on main and second floor
- New laundry room sink and faucet
- Updated primary bathroom with new shower surround & shower head, painted cabinetry, new hardware and lighting
- Crown moulding on main floor
- Professional landscaping front and backyard
- New roof within 5yrs
- Professionally painted throughout



### INGROUND SALTWATER POOL:

- Pool was built by Pioneer Family Pools in 2006
  - Shape is Kidney Left and measures 17' x 32'
- Since completion, the pool has been regularly maintained by the owner and professionally by Pioneer Family Pools
- Equipment Replacement History with Pioneer Pools:
  - Zodiac Fusion Nature 2 Salt System installed April 2023
  - Hayward 1HP Super Pump replaced/installed September 2021
  - 23" Hayward Sand Filter replaced/installed June 2020
  - Vinyl Lock-in Winter cover replaced September 2018
  - 266,000 BTU Raypak Natural Gas Pool Heater purchased at Pioneer Pools and installed by Scottish Gas Company - April 2018





## ADDITIONAL INFO

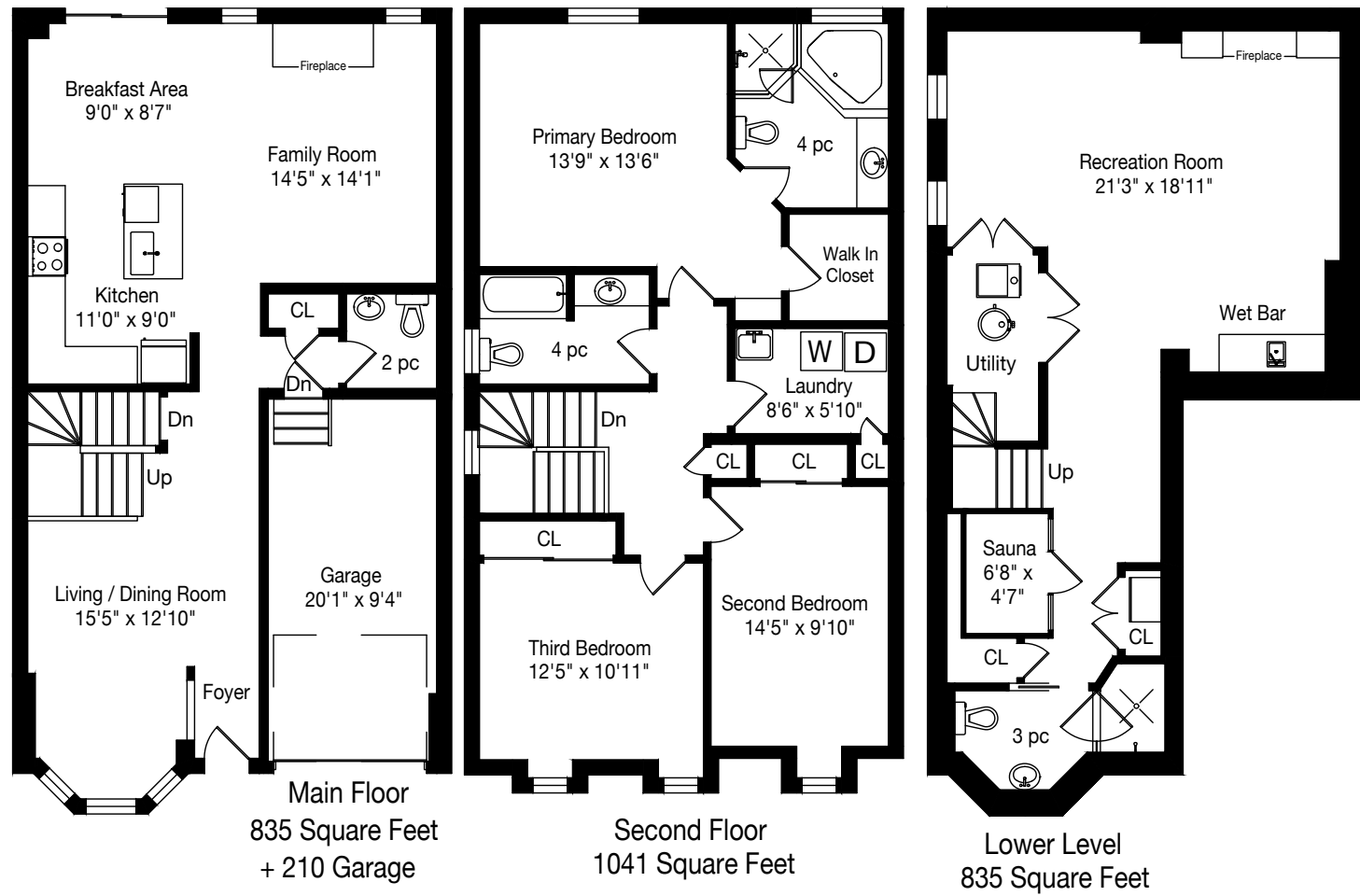
- Property Taxes:** \$6,087.98 (Annual in 2025)
- Lot Size:** 24.74 feet x 110.31 feet (Pie shape lot widens to 51.12' / North: 128.42')
- Parking:** Built-in single car garage plus private driveway with parking for 1 car
- Possession:** 30-60 Days / TBD
- Heating:** Forced air gas furnace with central air conditioning
- Inclusions:** Frigidaire refrigerator/freezer, Whirlpool stove, Daewoo built-in microwave, Frigidaire dishwasher, GE freezer in basement, Frigidaire washer and dryer, all electric light fixtures, all built-in and attached shelving and cabinetry, all attached speakers, attached wall mount in basement rec room, all window coverings (except excluded below), all drapery tracks and rods, all parts of central air conditioner, electric garage door opener and one garage remote, Zodiac Fusion saltwater inground pool and all related equipment including a pool vacuum and solar blanket
- Exclusions:** Drapes in primary bedroom and attached TV in basement rec room
- Rental Equipment:** Hot water tank (approx. \$33.44 + HST/month) and furnace (approx. \$103.99 + HST/month)



A Home Inspection Report dated May 25th, 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 very close to this home, your kids will get a great education in the neighbourhood.



#### Nearby Schools

##### Robert Munsch PS

Designated Catchment School  
Grades PK to 8  
20 Norista St

##### Sinclair SS

Designated Catchment School  
Grades 9 to 12  
380 Taunton Rd E

##### Meadowcrest PS

Designated Catchment School  
Grades PK to 8  
20 Vipond Rd

##### É Élém Antonine Maillet

Designated Catchment School  
Grades PK to 6  
615 Ridgeway Ave

##### 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 21 recreation facilities within a 20 minute walk from this address.



#### Folkstone Park

444 McKinney Drive

1 min

#### Norista Park

40 Norista Street

8 mins

#### McKinney Centre

222 McKinney Drive

3 mins

#### FACILITIES WITHIN A 20 MINUTE WALK

- |                     |                    |
|---------------------|--------------------|
| 3 Playgrounds       | 2 Sports Fields    |
| 1 Arena             | 3 Splash Pads      |
| 3 Rinks             | 2 Skateboard Parks |
| 4 Tennis Courts     | 1 Sports Court     |
| 3 Basketball Courts | 1 Trail            |

### TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only 6.6 km away, and the nearest street transit stop is a 3 minute walk away.

**Nearest Rail Transit Stop**  
Whitby GO

**Nearest Street Level Transit Stop**  
Baldwin Northbound at Robert Attersley

3 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 - Oshawa Site**  
1 Hospital Crt

**Fire Station**  
111 McKinney Drive

**Police Station**  
480 Taunton Road East



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**THE MILLS TEAM**



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