

THE MILLS TEAM

is proud to present

957 GABLEHURST
CRESCENT



957Gablehurst.com



WELCOME TO 957 GABLEHURST CRES.

This beautifully updated ~2,100 sq ft renovated John Boddy home with plenty of natural light is located in a sought-after neighborhood with access to top-rated schools. The ultra functional layout includes a generous and bright great room ideal for family gatherings. Updated eat-in kitchen with coffee bar and walk-out to the backyard. Enjoy modern finishes, all new flooring and painting, plus the convenience of the main floor laundry with a laundry sink, and 2 piece powder room. The large primary bedroom boasts a renovated 4-piece ensuite and a large walk-in closet. The professionally finished basement includes a 4th bedroom and spa-like 5-piece bathroom, perfect for guests or extended family stays. The double car garage has direct entrance into the home, plus parking for 4 cars in the driveway, with no sidewalk! The extra-wide backyard is perfect for outdoor entertaining, featuring a pergola-covered seating area and shed. Short walking distance to schools, parks, shopping, and easy access to transit/GO Train & Highways 401 & 407.

RECENT IMPROVEMENTS & RENOVATIONS:

Interior

- Complete basement renovation including addition of 4th bedroom, spa-like 5-piece bathroom & recreation room (2013)
- Renovated master ensuite including new shower in 2024
- New vanity, toilet, and tile floor in powder room
- Luxury vinyl floor on main & 2nd floor (2023 & 2024)
- Hardwood stairs installed (2024)
- Professionally painted (2024)

Exterior

- Windows replaced in dining room, master bedroom & garage
- Driveway resealed
- Installed 10 x 10 shed
- New garage door
- Professionally painted
- New exterior light at front door

Mechanics

- Forced Air Gas Furnace (2013)
- Central air conditioner (2019)

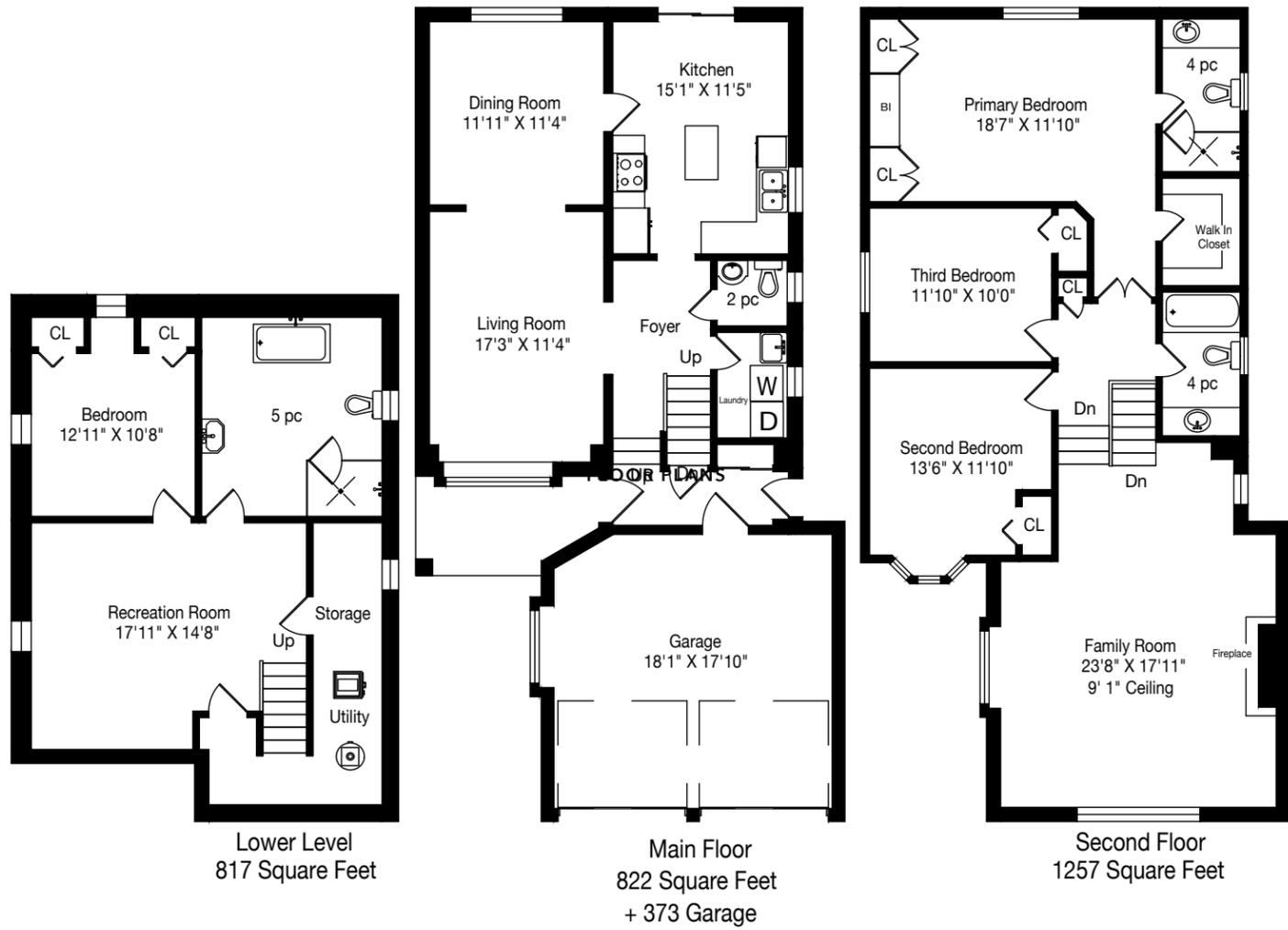


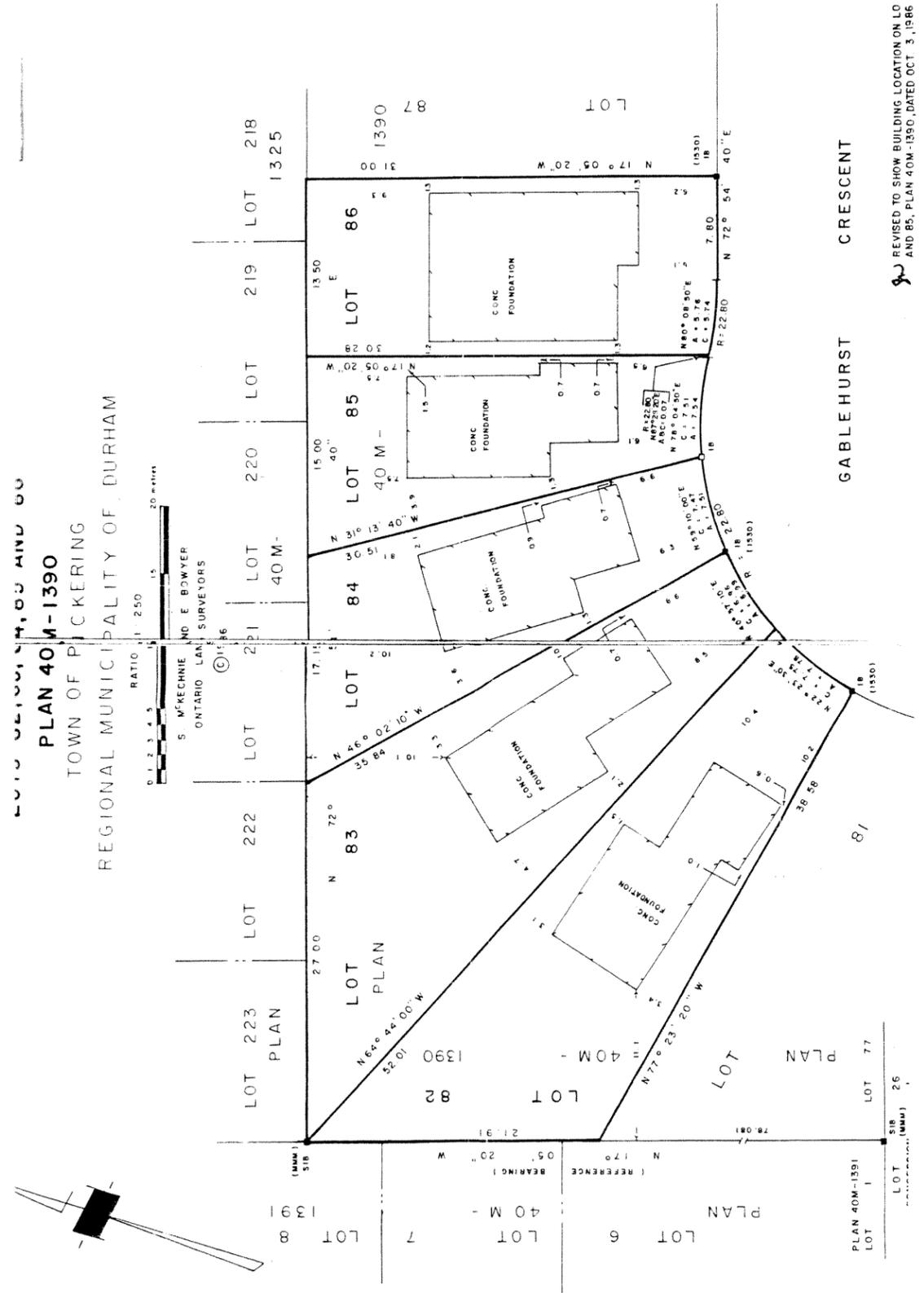
ADDITIONAL INFO

- Property Taxes:** \$6,241.91 (Annual in 2024)
- Lot Size:** 24.65 feet x 117.69 feet
(widens to 56.23' at rear/west side 100.20')
- Parking:** Attached two car garage plus driveway parking for four cars (no sidewalk)
- Square Footage:** 2,079 sq ft above plan + 857 sq ft in lower level, as per floor plan
- Possession:** 60-90 Days or to be arranged
- Heating:** Forced air gas furnace and central air conditioning
- Utility Costs:** Hydro: Approx. \$120/month (2023-2024)
Water: Approx. \$187/month (2023-2024)
Heat: Approx. \$149/month (2023-2024)
- Inclusions:** Samsung refrigerator/freezer (2016), LG double oven, LG dishwasher (2022), Kenmore washer and dryer (2022), Frigidaire basement refrigerator/freezer, all built-in and attached shelving, kitchen island, all electric light fixtures, all blinds, drapery tracks/rods, garage door opener & remote(s), garden shed, City of Pickering garbage and recycling containers
- Rental:** Hot water tank \$25.55/month, and central air conditioner \$84.74/month

A Home Inspection Report dated September 9, 2024, 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





REVISED TO SHOW BUILDING LOCATION ON LOTS 80 AND 85, PLAN 40M-1390, DATED OCT. 3, 1986

COMMUNITY SCHOOLS

Durham District School Board 905-666-5500

www.ddsb.ca

JK-8 William Dunbar Public School 905-420-5745

1030 Glenanna Road

9-12 Pine Ridge High School 905-420-1885

2155 Liverpool Road

French Immersion Programs

1-8 Maple Ridge Public School 905-420-4103

2010 Bushmill Street

9-12 Dunbarton High School 905-839-1125

655 Sheppard Ave

Durham Catholic District School Board 905-576-6150

www.dcdsb.ca

JK-8 St. Elizabeth Seton Catholic School 905-839-0005

490 Strouds Lane

9-12 St. Mary's Catholic Secondary School 905-420-7166

1918 Whites Road

French Immersion Programs

1-8 St. Monica Catholic School 905-509-6691

275 Twyn Rivers

9-12 St. Mary's Catholic Secondary School 905-420-7166

1918 Whites Road

French School

K-12 Ecole Ronald-Marion 905-683-9730

2235 Brock Road



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**THE MILLS TEAM**



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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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