

THE MILLS TEAM

is proud to present

236 GARY
DRIVE



236Gary.com



WELCOME HOME

Love is in the air and 236 Gary Drive is about to steal your heart.

This sunny, detached beauty is both spacious and charming, renovated yet classic, and couldn't check more boxes if it tried. With 3 bedrooms upstairs, 3 washrooms, and an ample open-concept main floor (hello dream kitchen with island), it's the perfect move-in ready family home. If income or in-law potential is your thing, the tall, bright basement boasts a second kitchen, full bath and 4th bedroom, all accessed through a separate entrance/mudroom with shared laundry - the ideal set up for rental. Host summer BBQs in the large fenced yard with deck, and enjoy the incredible bonus of a rare and oversized double-car garage. Other sweet touches include: a coveted main floor powder room, thoughtful bedroom built-ins, hardwood throughout and private driveway parking.

A location so easy to love with friendly neighbours, a park across the street (kids playground), steps to the Superstore, and moments to both the UP Express (downtown in 12 minutes for \$5, with free parking at the station), GO Train and all the highways.

Do you believe in love at first sight, or should you drive by again?



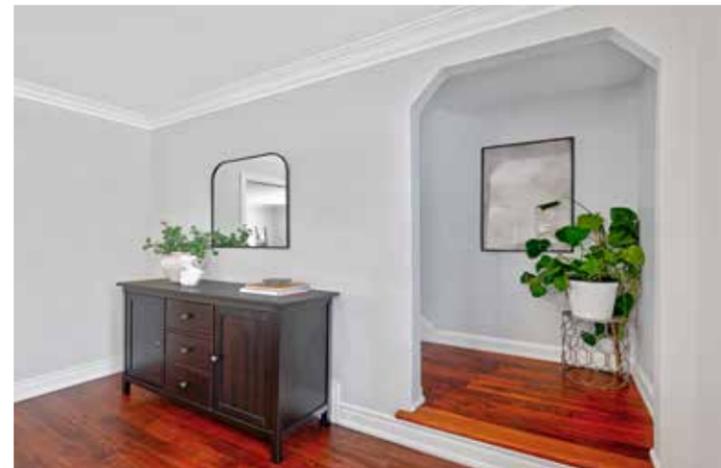


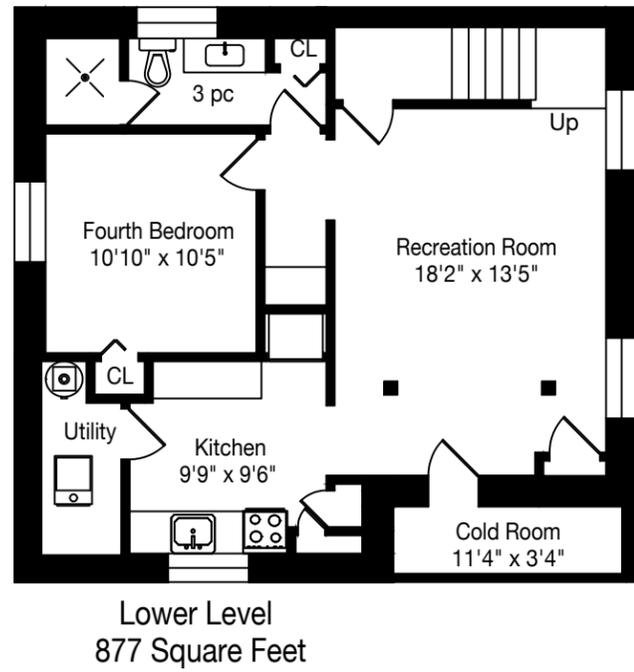
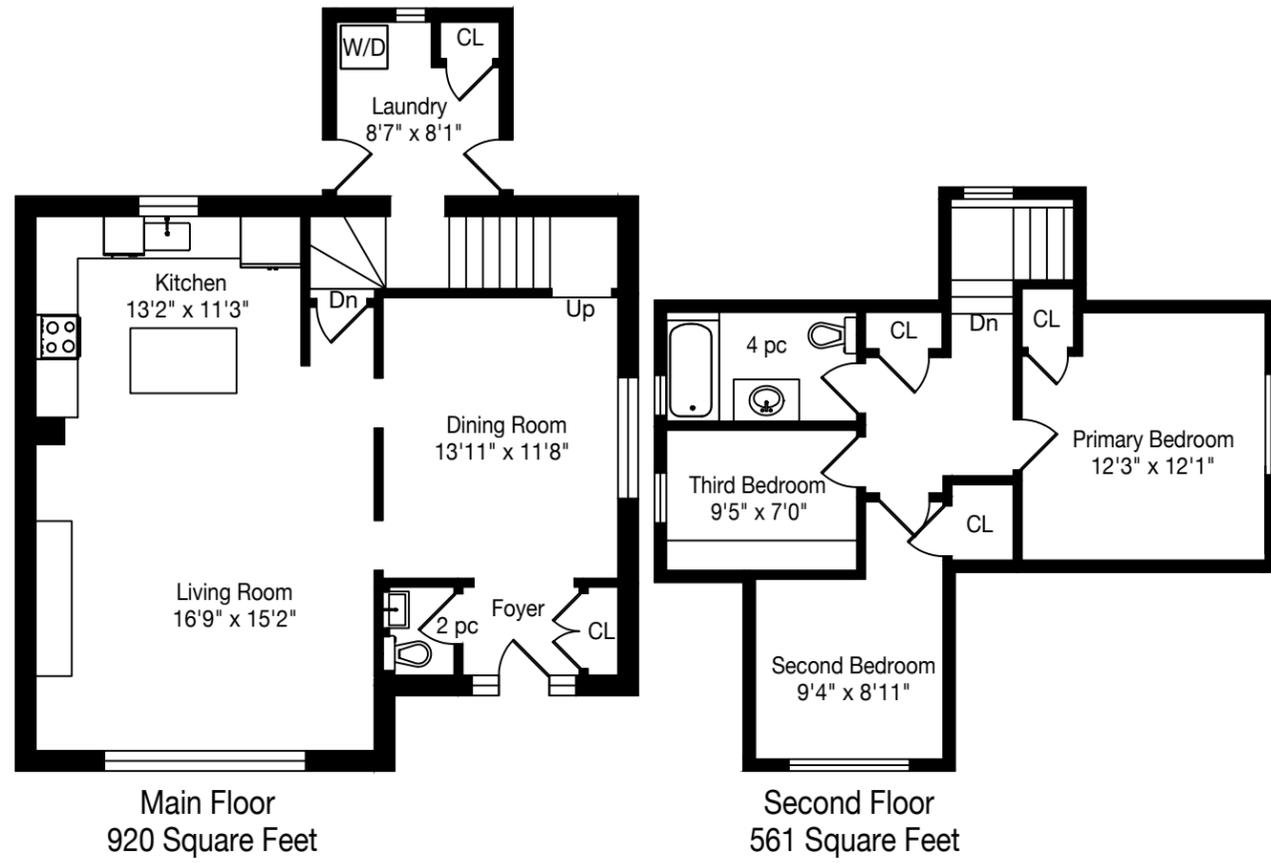
ADDITIONAL INFO

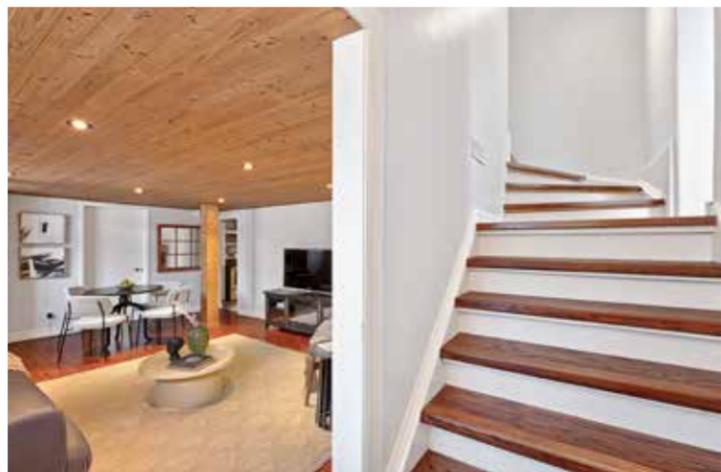
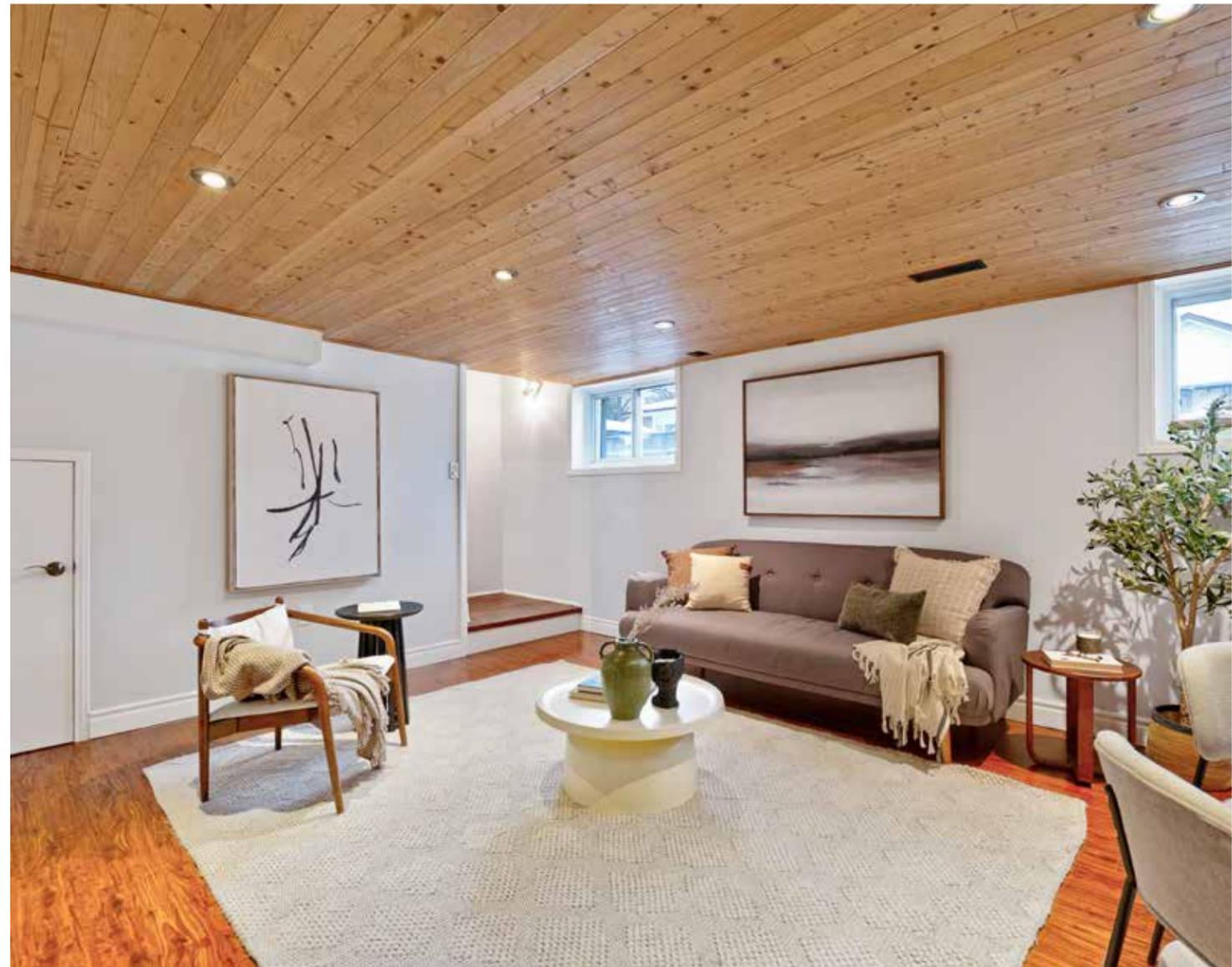
- Property Taxes:** \$5,243.07 (Annual in 2024)
- Lot Size:** 50.00 feet X 125.00 feet (per geowarehouse)
- Possession:** 60 Days/TBD
- Parking:** 2 car detached garage plus private double driveway parking for 6 cars
- Utility Costs:** *Electricity:* Approx. \$141/month (2024)
Gas: Approx. \$121/month (2024)
Water/Waste: Approx. \$83/month (2024)
- Heating:** Forced air gas furnace with central air conditioning
- Inclusions:** Main Floor - Stove (GE), Refrigerator (LG), Dishwasher (Bosch), Basement - Stove (GE), Microwave (Samsung), Fridge (GE), Washer (Maytag), Dryer (Maytag), All Parts of Furnace and Central Air Conditioner, Semi-built in Dressers (Primary Bedroom), All Built-in and Attached Shelving, Garage Remotes (2), All Window Coverings, and All Electrical Light Fixtures.
- Exclusions:** Nest Doorbell and Security Camera
- Rental Equipment:** Hot Water Tank (Approximately \$21.27/month)

A Home Inspection Report dated February 7th 2025 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 and local public schools near this home, your kids can thrive in the neighbourhood.



Pelmo Park Public School
Designated Catchment School
Grades PK to 5
180 Gary Dr

C. R. Marchant Middle School
Designated Catchment School
Grades 6 to 8
1 Ralph St

Weston Collegiate Institute
Designated Catchment School
Grades 9 to 12
100 Pine St

ÉÉ Félix-Leclerc
Designated Catchment School
Grades PK to 6
50 Celestine Dr

ÉS Jeunes sans frontières
Designated Catchment School
Grades 7 to 12
7585 Financial Dr

Other Local Schools
Western Technical-Commercial School
Grades 9 to 12
125 Evelyn Crescent

PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



Wallace C. Swanek Park
241 Gary Dr

1 min

Grattan Park
38 Grattan St

6 mins

Pelmo Park & Community Centre
171 Pellatt Ave

5 mins

FACILITIES WITHIN A 20 MINUTE WALK
4 Playgrounds
2 Rinks
3 Tennis Courts
3 Ball Diamonds
1 Sports Field
1 Community Centre
1 Splash Pad
1 Sports Court
1 Outdoor Games Facility
1 Trail

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 2 minute walk away and the nearest rail transit stop is a 17 minute walk away.

Nearest Rail Transit Stop
Weston GO
17 mins

Nearest Street Level Transit Stop
Gary Dr At Portage Ave
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 3.34km.

Humber River Hospital
1235 Wilson Ave

Fire Station
2015 Lawrence Ave W

Police Station
200 Trethewey Dr



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ROYAL LEPAGE Signature
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