

THE MILLS TEAM

is proud to present

683 WEST SHORE BOULEVARD



683WestShore.com



WELCOME HOME

West is best and 683 West Shore, in Pickering's waterfront community is even better! This stunning, renovated home is bigger than most detached houses with 2,700 square feet on five above-grade, finished levels - space for the entire family and then some.

Ideal for multi-generational living, rental income and growing families in this brilliant layout with the perfect combination of connected space and separation.

Outside is equally as spacious, sitting on a pool-sized 30 x 215 foot lot, with 20' x 20' entertainers wood deck with BBQ gas hook up, and Napoleon gas fire pit.

Sun-filled, open-concept living and dining rooms. Gorgeous eat-in kitchen overlooking family room with gas fireplace and walk-out to upper deck. Three large bedrooms and 3 washrooms including a primary bedroom retreat with gas fireplace, expansive 4-piece semi-ensuite washroom, two closets and a stunning water view.

Endless options in the lower two levels: separate entrance into mudroom (easily converted into kitchen), rec room with backyard walk-out, gas fireplace (that's 3 if you're counting!), high ceilings, 3-piece washroom and exceptional laundry room/workshop.

Plus: Wood flooring on all levels, solid mechanics (roof 2023, furnace 2022, AC 2017, owned hot water tank 2018), exceptional storage throughout, built-in single-car garage and four-car driveway parking.

An incredible Pickering location! Walk to the Waterfront Trail, Frenchman's Bay, Petticoat Creek Conservation, sought-after French Immersion and Catholic schools and delicious Breadhouse Bakery. Five-minute drive to GO Train, 401, Pickering Town Centre and all other shops and conveniences.



RENOVATIONS & IMPROVEMENTS:

- Professional interior painting (2024-2025)
- Extensive kitchen renovation and upgrades (2025)
- Various bathroom updates (2025)
- New fencing and privacy screens (2024)
- New front steps, railing and outdoor light installed (2023)
- New roof shingles (2023)
- New driveway and garden edging installation and professional landscaping wrapping the house (2023)
- New toilet in upstairs bathroom (2022)
- Furnace replacement and air ducting cleaning (2022)
- Carpet removal and flooring installation in primary and main floor bedroom (2022)
- New stairs throughout the house (2021)
- Air conditioner replacement (2017)





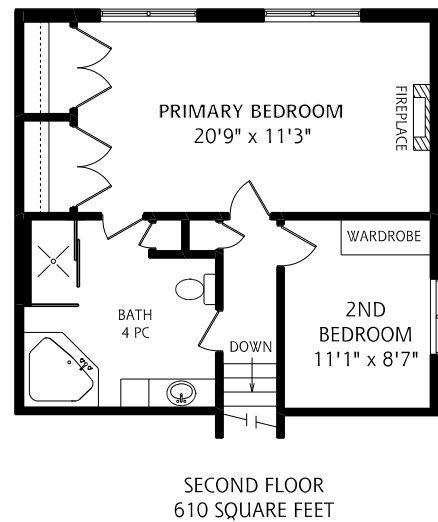
ADDITIONAL INFO

- Property Taxes:** \$6,645.79 (Annual in 2024)
- Lot Size:** 30.00 feet X 214.74 feet (per geowarehouse)
- Square Footage:** 2,700 sq ft per floor plans
- Possession:** 60 Days/TBD
- Parking:** Built-in single car garage with private driveway and parking for four cars
- Utility Costs:** *Electricity:* Approximately \$83/month (2024)
Gas: Approximately \$125/month (2024)
Water/Waste: Approximately \$71/month (2024)
- Heating:** Forced air gas furnace with central air conditioning
- Inclusions:** Refrigerator (Whirlpool), Stove (Kenmore Elite), Hood Exhaust (Kenmore Elite), Dishwasher (Miele), Washer (LG), Dryer (LG), Basement Fridge (Maytag), All Electric Light Fixtures, All Window Coverings, All Built-in & Attached Shelving, IKEA Custom PAX Closet System (2nd & 3rd Bedroom), Pull Down Drying Rack (Laundry Room), Tool Hanging System (Laundry Room), Television Wall Mounts (2), All Parts of Gas Furnace and Central Air Conditioner, Hot water tank & Satellite Dish.
- Exclusions:** Televisions (2), Exterior Cameras and Mirror in Dining Room
- Rental Equipment:** None

A Home Inspection Report dated February 17th 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 excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



Frenchman's Bay PS

Designated Catchment School
Grades PK to 8
920 Oklahoma Dr

Fairport Beach PS

Designated Catchment School
Grades PK to 8
754 Oklahoma Dr

Dunbarton HS

Designated Catchment School
Grades 9 to 12
655 Sheppard Ave

É Élé^m Ronald-Marion

Designated Catchment School
Grades PK to 6
2235 Brock Rd

É^s Ronald-Marion

Designated Catchment School
Grades 7 to 12
2235 Brock Rd

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.



Bruce Hanscombe Park

716 Breezy Dr
7 mins

Lookout Point Park

553 Downland Dr
8 mins

Rotary Frenchman's Bay West Park

Beachpoint Promenade
9 mins

FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|---------------------|--------------------|
| 3 Playgrounds | 2 Sports Courts |
| 4 Basketball Courts | 1 Boating Facility |
| 2 Ball Diamonds | 1 Fishing Location |
| 2 Sports Fields | 3 Trails |
| 1 Beach | |

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away and the nearest rail transit stop is a 33 minute walk away.

Nearest Rail Transit Stop
Pickering GO

Nearest Street Level Transit Stop
Oklahoma Eastbound at West Shore
1 min

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 7.39km.

Lakeridge Health - Ajax Pickering Hospital
580 Harwood Ave S

Fire Station
553 Kingston Road

Police Station
1710 Kingston Rd

HoodQ

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ROYAL LEPAGE Signature
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

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