

THE MILLS TEAM

is proud to present

1575 HEATHSIDE
CRESCENT



1575Heathside.com



WELCOME HOME

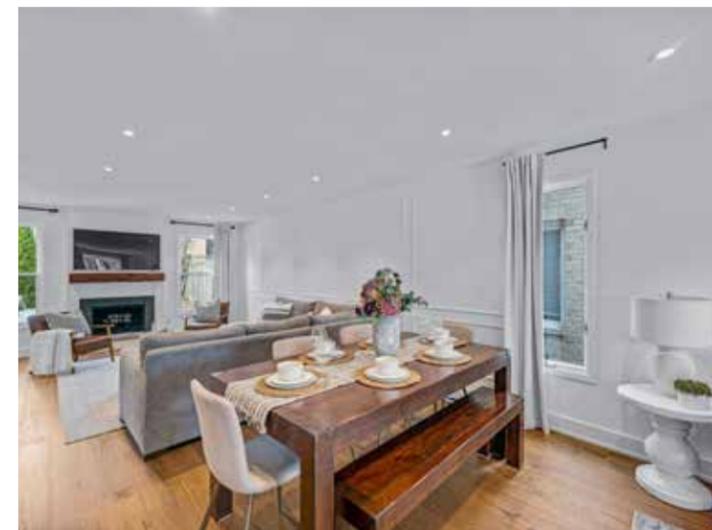
- Wonderful John Boddy Home
- Redesigned main floor to create the open concept lifestyle desired by today's families
- Beautifully renovated kitchen with large island flowing directly into the family room
- Flexible bonus room on the main floor, ideal for an office or formal dining room
- Convenient powder room, laundry room and side door entrance
- Walk out to West facing backyard. Perfect for entertaining and family fun
- Primary bedrooms retreat complete with walk-in closet and ensuite washroom
- Coveted William Dunbar school district
- Quiet, low traffic, family friendly crescent
- A wonderful place to call home!



RECENT IMPROVEMENTS

Over the past 5 years, this fabulous property has been extensively renovated to create a welcoming and comfortable home for family and friends. Some of these updates include:

- Full kitchen renovation including new appliances, cabinets, counter tops, sink and faucet.
 - Large island perfect for additional preparation space, casual entertaining and family meals
- Main family washroom on 2nd floor
- Popcorn ceilings removed on the main and 2nd floors
- Pot lights installed in the living and dining rooms
- Main floor wall paneling detail created
- Family room fireplace refaced with shiplap wall panel and reclaimed barn beam mantel
- Main floor door casings and handle hardware replaced
- Addition of board and batten storage detail in foyer area
- New flooring throughout:
 - New hardwood on main and 2nd floors
 - New hardwood on both staircases
 - New broadloom on 2nd floor
 - New flooring on basement landing area and in washroom
- Backyard hardscaping and lawn re-sodded
- Front of home exterior painted





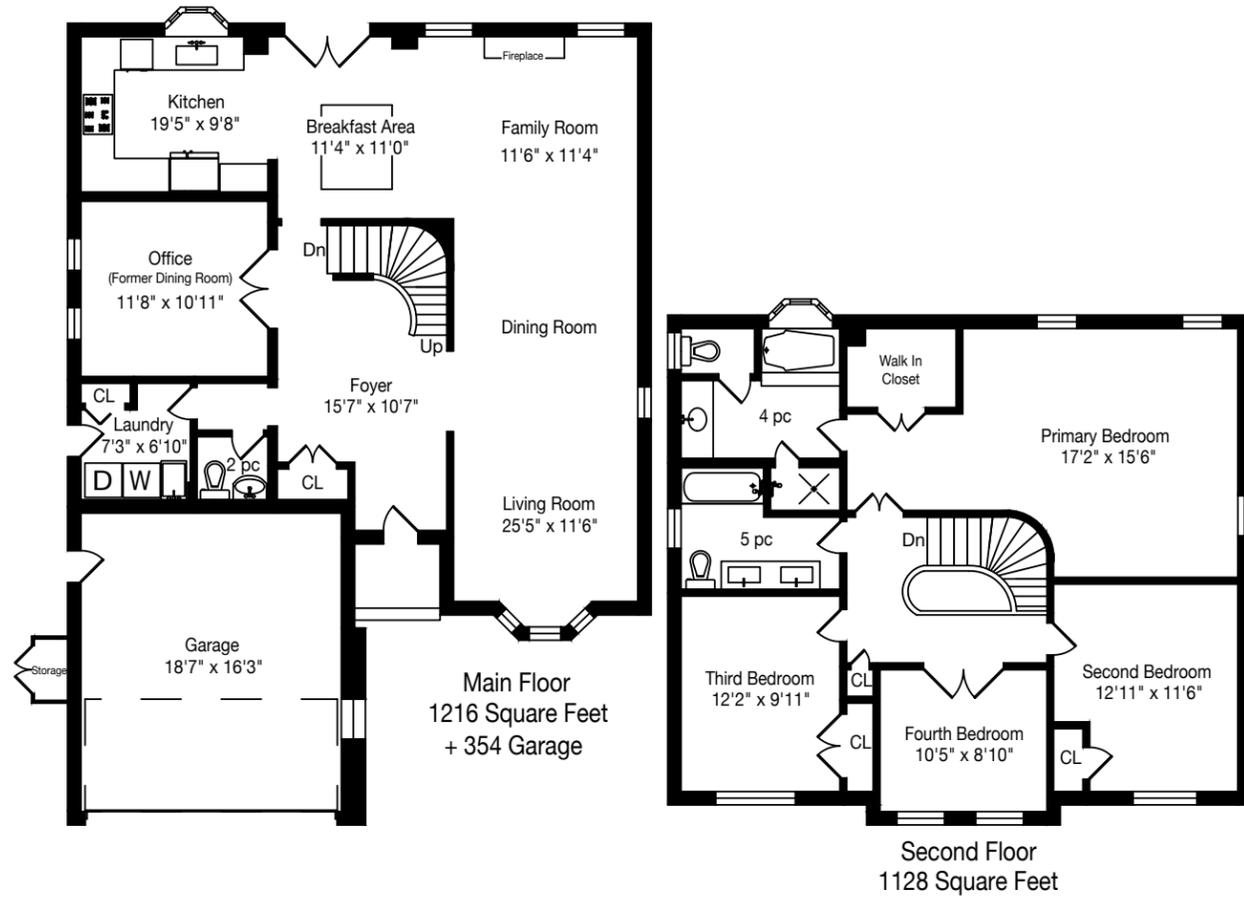
ADDITIONAL INFO

- Property Taxes:** \$7,943.13 (Annual in 2024)
- Lot Size:** 44.34 feet x 104.11 feet
- Parking:** Attached double car garage plus private driveway with parking for 4 cars
- Possession:** 90 Days/TBA
- Heating:** Forced air gas furnace with central air conditioning
- Utility Costs:** *Electricity:* Approx. \$120/month (2024)
Gas: Approx. \$122/month (2024)
Water: Approx. \$90/month (2024)
- Inclusions:** Stainless steel kitchen appliances: KitchenAid refrigerator/freezer, GE Cafe stove, ZLINE hood exhaust and Bosch dishwasher. GE fridge and Insignia deep freezer in basement, LG washer and dryer, all electric light fixtures (except excluded below), all built-in and attached shelving and cabinetry (except excluded below), all window coverings (except excluded below), all drapery tracks and rods, attached televisions and wall mounts in family room and gym in lower level, sectional sofa in lower level, central vacuum and all related accessories (as-is condition), all parts of gas furnace and central air conditioner, gas line for BBQ, electric garage door opener and one remote and Rubbermaid garden shed
- Exclusions:** Gas BBQ, curtains in bedrooms 3 & 4, curtains in primary bedroom and electric light fixture, mirror and wall mounted bookshelves in bedroom 4

Rental Equipment: Hot water heater (approximately \$34.11/month)

A Home Inspection Report dated March 17, 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





COMMUNITY SCHOOLS

Durham District School Board 905-666-5500
www.ddsb.ca

- JK-8 William Dunbar P.S. 905-420-5745
1030 Glenanna Road
- 9-12 Pine Ridge Secondary School 905-420-1885
2155 Liverpool Road N

French Immersion Programs

- 1-8 Maple Ridge P.S. 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

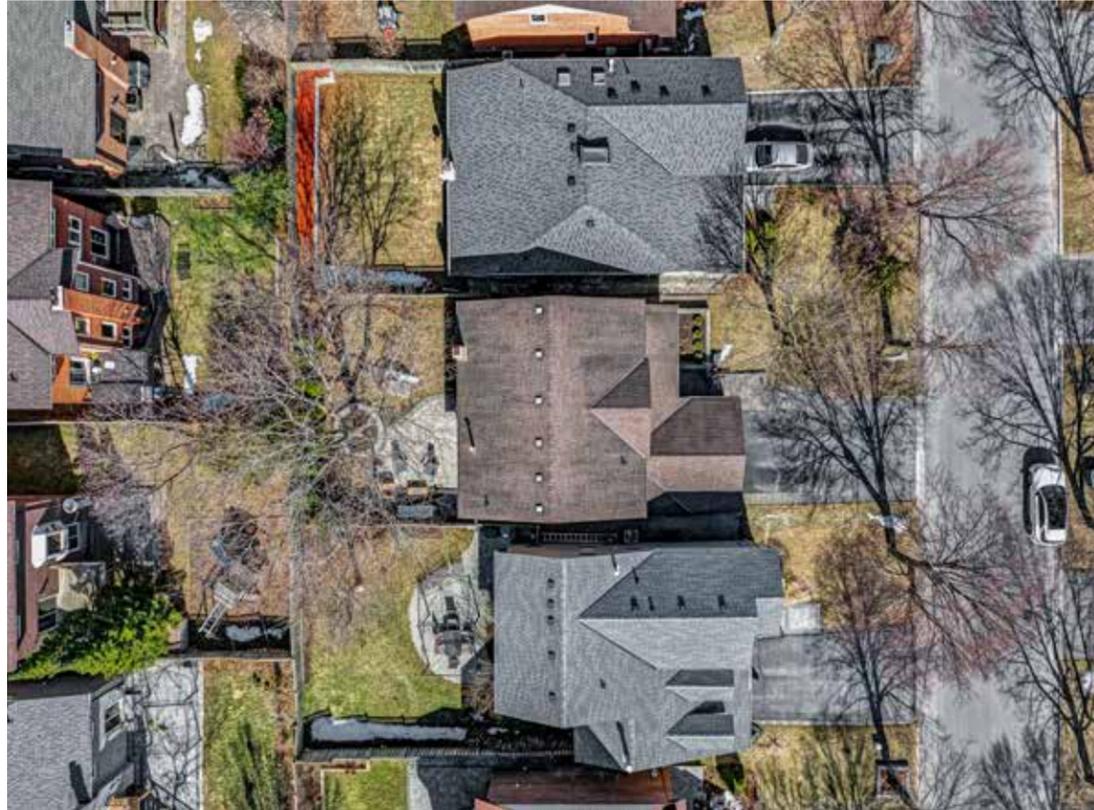
- JK-8 St. Elizabeth Seton Catholic School 905-839-0005
490 Strouds Lane
- 9-12 St. Mary's Catholic Secondary School 905-420-7166
1918 Whites Road

French Immersion Programs

- 1-8 St. Monica Catholic School 905-509-6691
275 Twyn Rivers Drive
- 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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ROYAL LEPAGE Signature
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

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