

THE MILLS TEAM

is proud to present

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219 GOLDHAWK  
TRAIL



[219Goldhawk.com](http://219Goldhawk.com)



## WELCOME HOME

- This rarely offered bright home oozes warmth and was thoughtfully updated to be completely move-in ready
- A true family home that's been impeccably maintained in the highly sought-after Milliken neighborhood
- The main floor has ample space with a formal living room, dining room, an updated eat-in kitchen with lots of natural light
- A convenient main floor powder room
- A cozy family room with a gas fireplace that walks out to your amazing entertainers' backyard paradise
- The large backyard on this large property features a two-tiered deck, an awning for shade, garden boxes, and lots of running around space
- Three generously sized bedrooms upstairs plus on in the basement
- The basement includes a large recreational space and an ensuite full bathroom
- Excellent storage throughout
- A prime location is a family friendly neighborhood, with walking distance to good schools, large parks, shopping, groceries, restaurants, medical center, library, Pacific Mall, TTC and Milliken GO Station

## RECENT IMPROVEMENTS AND RENOVATIONS:

- Main floor bathroom - new tiles and tub (2022)
- Replaced side screen door and kitchen window (2021)
- New poured walkway to side door and stairs (2021)
- New air conditioner (2021)
- New flower beds (2020)
- Replaced patio door and two-bedroom windows (2020)
- New kitchen cabinets, sink, counters, tabletop, and backsplash (2019)
- Replaced eavestroughs and downspouts (2017)
- Second floor bathroom vanity, mirror and toilet replaced (2017)
- Renewed deck (2017)
- Renovated the main floor bathroom (2015)
- Replaced garage door (2012)
- Replaced roof (2010)
- Upper staircase replaced (2006)
- Replaced furnace (2005)
- Main shut-off valve replaced (2003)
- Hardwood floors installed in main floor hallway, family room and kitchen (2001)
- Replaced garden shed (2000)
- Replaced second floor carpets (2000)



## ADDITIONAL INFO

- Property Taxes:** \$5,228.76 (Annual in 2024)
- Lot Size:** 40.04 feet x 146.52 feet (145.58' on North-east side)
- Parking:** Attached one car garage with private driveway and parking for two cars
- Square Footage:** 1,534 sq ft as per floor plans
- Possession:** 60 -90 Days or to be arranged
- Heating:** Forced air gas furnace and central air conditioning
- Utility Costs:** *Hydro:* Approx. \$101.00/month (2024-2025)  
*Water:* Approx. \$86.00/month (2024-2025)  
*Gas:* Approx. \$124.00 /month (2024-2025)
- Inclusions:** Refrigerator (Kenmore), Stove/Oven (Frigidaire), Dishwasher (Kenmore), Built-in Microwave (Whirlpool), Washer and Dryer (Kenmore), Deep Freezer (Kenmore), All built-in and Attached Shelving Except Those Excluded, All Electric Light Fixtures, All Window Blinds and Curtains, Garage Remotes, Garden Shed, Fifteen Foot Crank Awning Hood Protector (Backyard Porch), Dehumidifier (Toshiba), Closet Organizer (Primary Bedroom and Second Bedroom), City of Toronto Garbage and Recycling Bins
- Exclusions:** Three shelf unit in the family room
- Rental Equipment:** Hot Water Tank (Approximately \$27.00/month)

A Home Inspection Report dated April 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







## SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



### Agnes Macphail Public School

Designated Catchment School  
Grades PK to 8  
112 Goldhawk Trail

### ÉÉ Laure-Rièse

Designated Catchment School  
Grades PK to 6  
339 Alton Towers Cir

### Albert Campbell Collegiate Institute

Designated Catchment School  
Grades 9 to 12  
1550 Sandhurst Cir

### ÉS Étienne-Brûlé

Designated Catchment School  
Grades 7 to 12  
300 Banbury Rd

### Other Local Schools

**Bill Crothers SS**  
Grades 9 to 12  
44 Main St Unionville

## 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.



**Goldhawk Park**  
295 Alton Towers Cir

2 mins

**Port Royal Park**  
2 Polson St

6 mins

**Audrelane Park**  
60 Audrelane Crt

4 mins

### FACILITIES WITHIN A 20 MINUTE WALK

- |                    |                       |
|--------------------|-----------------------|
| 7 Playgrounds      | 1 Splash Pad          |
| 1 Basketball Court | 2 Sports Courts       |
| 6 Ball Diamonds    | 2 Trails              |
| 6 Sports Fields    | 1 Fitness/Weight Room |
| 1 Community Centre | 1 Gym                 |

HOOD Q

## 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 20 minute walk away.

**Nearest Rail Transit Stop**  
Milliken GO

**Nearest Street Level Transit Stop**  
Brimley Rd At Wenlock Gate 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 4.98km.

**Scarborough Health Network - Birchmount Campus**  
3030 Birchmount Rd

**Fire Station**  
2733 Brimley Rd

**Police Station**  
242 Milner Ave



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**THE MILLS TEAM**



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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ROYAL LEPAGE Signature  
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