

THE MILLS TEAM

is proud to present

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26 PARKINS  
DRIVE



26Parkins.com



## WELCOME HOME

Life's a walk in the Park(ins)! And this 5-bedroom detached family home lives up to its name, backing to picturesque Betty Bujold Park.

Quality-built, incredibly spacious and beautifully updated with no rear neighbours, it's the perfect every-day-living layout. Space to gather in the renovated eat-in kitchen with walk-out to oversized deck and adjacent family room, and also space to retreat in the formal living room and elegant dining room.

Enjoy summertime entertaining and nature on your private 275 sq ft rear deck with BBQ gas line, overlooking greenspace and featuring incredible evening sunsets.

Exceptionally rare second floor layout with 5 bedrooms, including king-sized primary with walk-in closet and ensuite washroom, all beaming with sunshine from newer windows.

Endless options in the fully-finished bright lower level that doesn't feel like a basement! Huge walk-out doors at grade to the backyard mean potential for income, in-laws or additional family space. With 6th bedroom, full washroom and easy area to add a kitchen, there's so many possibilities!

Added conveniences include a main floor laundry room and powder room plus ample storage throughout and loads of parking between the double-car garage and 2-car driveway.

An exceptional location with shopping, schools and services only minutes away. Stroll through the walking trails weaving their way through the neighbourhood and the McClean Community Centre. Under 10 minute drive to GO Train & the 401.

## RENOVATIONS & IMPROVEMENTS:

- Professional interior painting (2025)
- New driveway (2023)
- Kitchen renovation (2017)
- New roof; asphalt shingle replacement (2015)
- Large deck installed across the back of house
- Mirage hardwood flooring and carpet upgraded
- Majority of windows replaced
- All bathrooms updated
- Professional landscaping; interlocking path installed

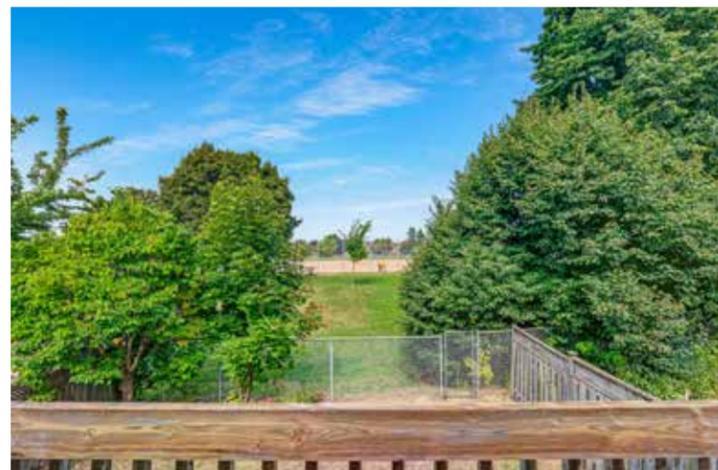


## ADDITIONAL INFO

- Property Taxes:** \$6,232.50 (Annual in 2024)
- Lot Size:** 35.10 feet X 109.91 feet (per geowarehouse)
- Square Footage:** 2,264 sq ft above grade plus 1,132 sq ft lower per floor plan
- Possession:** 60 Days/TBD
- Parking:** 2 car built-in garage plus private driveway parking for 2 cars
- Utility Costs:** *Electricity:* Approximately \$95/month (2024-25)  
*Gas:* Approximately \$103/month (2024-25)  
*Water/Waste:* Approximately \$53/month (2024-25)
- Heating:** Forced air gas furnace with central air conditioning
- Inclusions:** Stove (Maytag), Refrigerator (Maytag), Hood Exhaust (Broan), Microwave (Danby), Dishwasher (Maytag), Washer (LG), Dryer (Kenmore), Television and Attached Wall Mount, Attached Gas BBQ, All Parts of Furnace and Central Air Conditioner, Central Vacuum & Equipment (no vacuum attachment), All Built-in and Attached Shelving, Blinds and Drapery Tracks/Rods and All Electrical Light Fixtures
- Exclusions:** Curtains, Basement Mini Fridge, Deep Freezer and Basement Fireplace
- Rental Equipment:** Hot Water Tank (Approximately \$34.40/month)

A Home Inspection Report dated May 2nd 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.



**Dr. Roberta Bondar PS**  
Designated Catchment School  
Grades PK to 8  
25 Sullivan Dr

**J. Clarke Richardson Collegiate**  
Designated Catchment School  
Grades 9 to 12  
1355 Harwood Ave N

**Catherine of Sienna Catholic School**  
Grades PK to 8  
15 Bennett Ave

**Notre Dame Catholic Secondary**  
Grades 9 to 12  
1375 Harwood Ave N

**Cadarackque Public School**  
Grades 1-8  
15 Miles Drive

**Ajax High School**  
Grades 9 to 12  
105 Bayly Street East

## 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.



**Betty Bujold Park**  
Old Harwood Ave  
1 min

1 min

**O'Shanter Park**  
Fletcher Ave  
5 mins

5 mins

**Terry Fox Park**  
Kerrison Dr W  
5 mins

5 mins

**McClellan Community Centre**  
95 Magill Dr  
12 mins

12 mins

**FACILITIES WITHIN A 20 MINUTE WALK**  
4 Playgrounds      5 Sports Fields  
6 Basketball Courts      4 Sports Courts  
2 Ball Diamonds

## TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 8 minute walk away and the nearest rail transit stop is a 36 minute walk away.

**Nearest Rail Transit Stop**  
Ajax GO

**Nearest Street Level Transit Stop**  
Harwood Southbound at Kerrison

8 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 4.15km.

**Lakeridge Health - Ajax Pickering Hospital**  
580 Harwood Ave S

**Fire Station**  
900 Salem Road North

**Police Station**  
1710 Kingston Rd



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**THE MILLS TEAM**



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