

THE MILLS TEAM

is proud to present

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# 56 NORTH LAKE ROAD

## TOWNHOME 9



[56NorthLake9.com](http://56NorthLake9.com)





## WELCOME HOME

Nestled between walkable Yonge Street and the tranquility of protected greenspace, this rarely offered 3 bedroom, 3 washroom freehold townhome has been exceptionally cared for and upgraded. Set on the preferred eastern side of this boutique complex, you'd never know you were in the heart of sought after Oak Ridges. Get swept away by scenic conservation views and an entirely private backyard with nature as your only rear neighbour.

The open concept main level features solid oak hardwood floors, pot lights throughout and an ample kitchen with centre island. The living and dining room offer spacious places to entertain, with a walk-out deck for BBQ-ing, hosting and grassy play space. Enjoy the convenience of a main floor powder room, direct entry into the built-in garage and a private driveway.

Upstairs, the king-sized principal bedroom overlooks the peaceful greenspace and features a 4-piece ensuite washroom and walk-in closet. The second and third bedrooms, each with closets and windows, give you all the flexibility for living/guests/work. And the dream second floor laundry room makes chores a breeze.

A finished lower level that's oh so perfect for additional living space, or explore the income potential of a separate apartment with entrance through the garage and roughed-in washroom/plumbing.

A quiet complex with great neighbours, visitor parking and a laughably low common element fee, which includes water, waste disposal, snow removal, landscaping and road maintenance.

Located in one of Richmond Hill's most desirable neighbourhoods, with groceries, restaurants, cafes, excellent schools, community centre/pool and transit only steps from your front door; yet also a nature lover's paradise with walking trails, parks, golf courses and Lake Wilcox moments away. 10 minute drive to Gormley GO Train Station.

Truly a wonderful place to call home!

## RENOVATIONS & IMPROVEMENTS:

- Window 'glass' replaced (2025)
- Professional interior painting (2024-2025)
- New broadloom in all bedrooms (2025)
- Main floor pot lights added (2024)
- New driveway asphalt (2023)
- New roof - shingle replacement (2021)
- Eavestroughs/soffits/fascia replaced (2021)







## ADDITIONAL INFO

- Property Taxes:** \$4,076.86 (Annual in 2024)
- Possession:** 60-90 Days/TBD
- Parking:** Built-in 1-car garage with direct entry to house plus private driveway with parking for second car
- POTL Maint Fee:** \$285.00 (monthly 2025)
- Includes:** Street lighting, water, maintenance and materials, waste disposal, snow removal and landscaping
- POTL Prop. Mngmnt:** Self Managed - York Region Common Elements Condominium Corporation No. 1080
- Square Footage:** 1,590 sq ft upper plus 683 sq ft lower per floor plan
- Heating:** Forced air gas furnace with central air conditioning
- Utility Costs:** Electricity: Approximately \$77.00/month (2024)  
Gas: Approximately \$81.00/month (2024)
- Inclusions:** Stove (Samsung), Refrigerator (Samsung), Hood Exhaust (Broan), Dishwasher (Samsung), Washer (LG), Dryer (LG), Basement Fridge (Frigidaire), All Parts of Furnace and Central Air Conditioner, All built-in and attached Shelving, Electrical Light Fixtures, All Window Coverings, and Satellite Dish
- Exclusions:** None
- Rental Equipment:** Hot Water Tank (\$39.00/month)

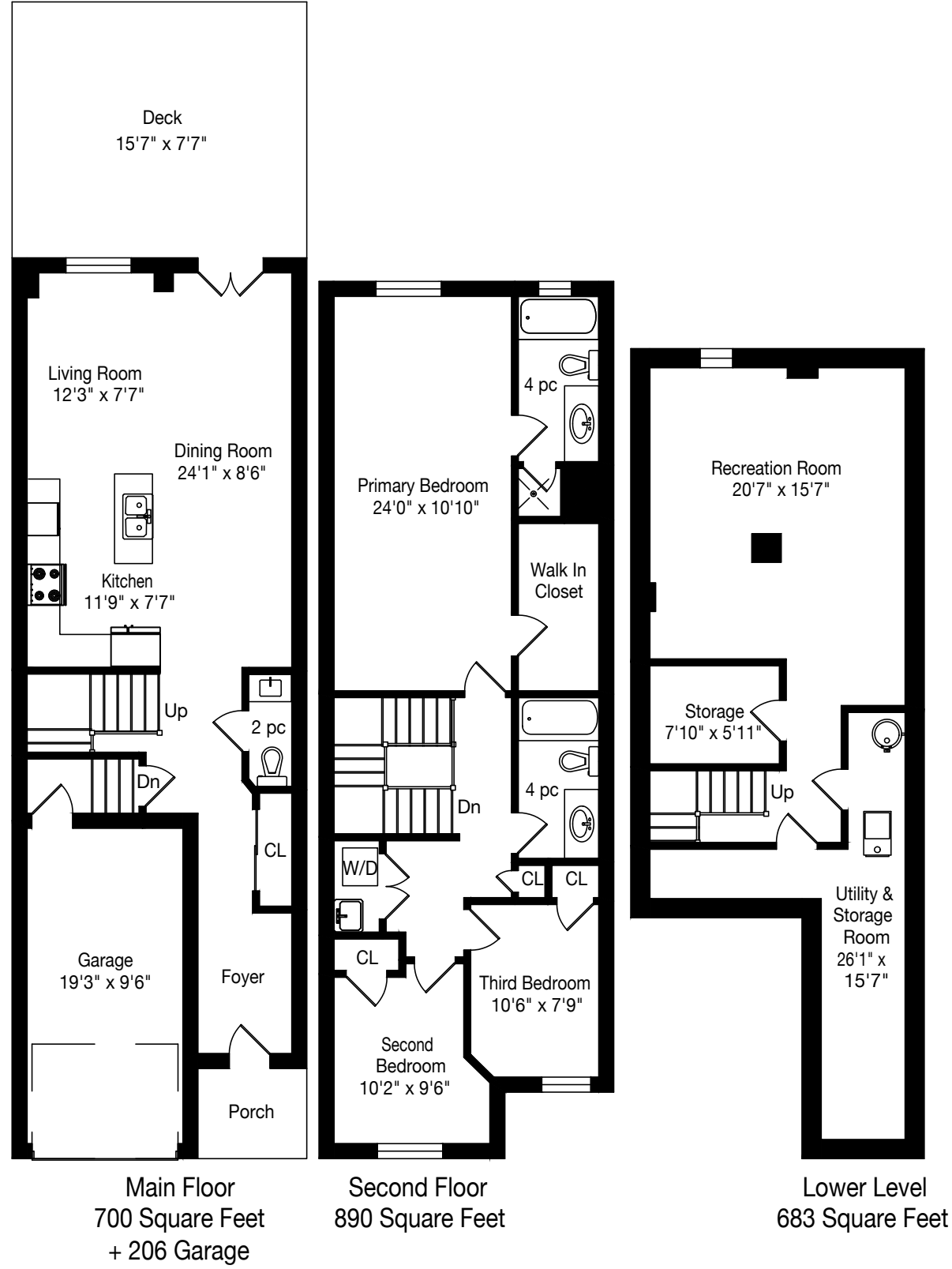


A Home Inspection Report dated June 4th 2025 is available for your convenience and information purposes only. Any reliance on this Report and its contents is at the Buyer's own discretion

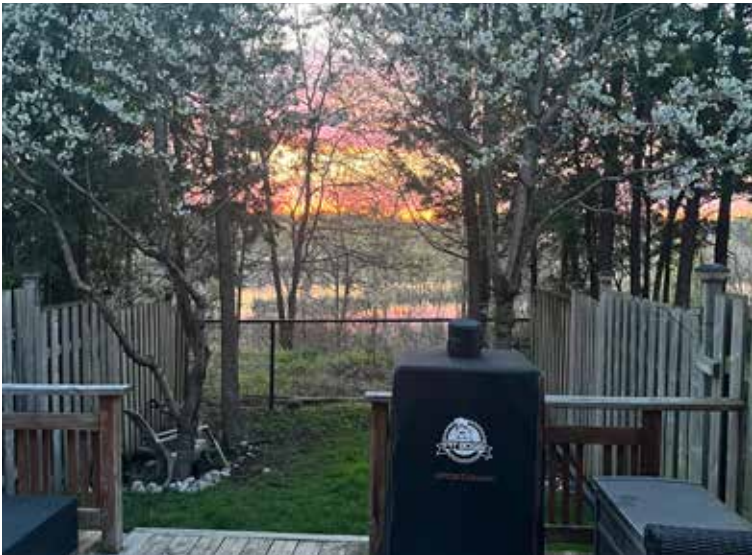
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SCHOOLS

With good assigned and local public schools very close to this home, your kids can thrive in the neighbourhood.



**Lake Wilcox PS**  
Designated Catchment School  
Grades PK to 8  
80 Wildwood Ave

**Windham Ridge PS**  
Designated Catchment School  
Grades 1 to 8  
32 Red Cardinal Trail

**Académie de la Moraine**  
Designated Catchment School  
Grades PK to 6  
115 George St

**Richmond Green SS**  
Designated Catchment School  
Grades 9 to 12  
1 William F. Bell Pkwy

**ÉS Norval-Morrisseau**  
Designated Catchment School  
Grades 7 to 12  
51 Wright St

PARKS & REC.

This home is located in park heaven, with 4 parks and 9 recreation facilities within a 20 minute walk from this address.



**Humber Gateway**  
King Road & Yonge Street  
4 mins

**Channel Gate Parkette**  
Canoe Ct and Launch Gate  
8 mins

**Pine Farm Park**  
Ashfield Dr. and Coates Ct  
9 mins

**FACILITIES WITHIN A 20 MINUTE WALK**  
3 Playgrounds  
1 Tennis Court  
1 Basketball Court  
1 Ball Diamond  
2 Sports Fields  
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 58 minute walk away.

**Nearest Rail Transit Stop**  
Gormley GO

**Nearest Street Level Transit Stop**  
Ashfield Dr / Yonge St



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 8.62km.

**Mackenzie Richmond Hill Hospital**  
10 Trench St

**Fire Station**  
13067 Yonge Street

**Police Station**  
100 Bloomington Road



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## THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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56NorthLake9.com

**ROYAL LEPAGE** Signature  
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

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