

## COMMUNITY SCHOOLS

**Durham District School Board** 905-666-5500  
[www.ddsb.ca](http://www.ddsb.ca)

JK-8 Highbush P.S. 905-839-1372  
 605 Strouds Lane  
 9-12 Dunbarton High School 905-839-1125  
 655 Sheppard Ave

### French Immersion Programs

JK-8 Frenchman's Bay P.S. 905-839-1131  
 920 Oklahoma Drive  
 9-12 Dunbarton High School 905-839-1125  
 655 Sheppard Ave

**Durham Catholic District School Board** 905-576-6150  
[www.dcdsb.ca](http://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

### Catholic French Immersion Programs

1-5 St. Monica Catholic School 905-509-6691  
 275 Twyn Rivers Drive  
 6-8 St. Isaac Jogues Catholic School 905-839-1844  
 1166 Finch Avenue  
 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



Team@TheMillsTeam.ca | 416.443.0300

**ROYAL LEPAGE** Signature Realty  
 IND. OWNED & OPERATED BROKERAGE

Lauren Rebecca\*, Sarah O'Neill\*, Katie Mills\*, Sue Mills\*, Alex Mills\*\*,  
 Victoria Mills Delsnyder, Diane Fujita\*, Laura Lee\* | \* SALES REPRESENTATIVE \*\* BROKER



THE MILLS TEAM

is proud to present

638 FOXWOOD  
 TRAIL



638Foxwood.com

TheMillsTeam.ca

638Foxwood.com

TheMillsTeam.ca



## ADDITIONAL INFO

- Property Taxes:** 5,839.57 (Annual in 2018)
- Lot Size:** 49.21 feet x 109.91 feet
- Parking:** Attached double car garage plus private driveway with parking for 2 cars
- Possession:** 60 Days / TBA
- Heating:** Forced air gas furnace with central air conditioning
- Utility Costs:** Electricity: Approx. \$125/month (2018)  
Gas: Approx. \$132/month (2018)  
Water: Approx. \$54/month (2018)
- Inclusions:** Stainless steel kitchen appliances: GE refrigerator/freezer, KitchenAid stove, KitchenAid dishwasher, KitchenAid built-in microwave/exhaust hood. Samsung washer and dryer, all electric light fixtures, all attached shelving and cabinetry, all window coverings, all drapery tracks and rods, Bose surround sound system in lower level with 10 attached speakers, amplifier & subwoofer, attached tv wall mount in lower level, central vacuum and all related accessories, security system (as-is condition, monitoring extra), Hydropool Hot Tub with 42 Jets and all related equipment, all parts of furnace and central air conditioner, electric garage door opener and remote(s) and garden shed
- Exclusions:** Attached TV and pool table accessory cupboard, security system monitoring

**Rental Equipment:** Hot water heater (approximately \$22.29/month)

## RENOVATIONS AND IMPROVEMENTS:

- Over \$80,000 in the last 10 years:**
- Interior professionally painted
  - New Cairns kitchen with granite counters & breakfast bar plus new stainless appliances in 2009 (note new double door fridge 2018)
  - Hardwood floors through the main floor
  - Professionally finished lower level
  - Second floor 4-piece bathroom renovated
  - Majority of windows replaced, newer front door
  - Upgraded front walkway with interlock brick and retaining wall and repaved driveway
  - High-efficiency gas furnace and air conditioner
  - Roof re-shingled
  - New hot tub cover (2018) & new controller (2019)

A Home Inspection Report dated February 8, 2019 is available for your convenience and information purposes only. Any reliance on this Report and its contents is at the Buyer's own discretion.

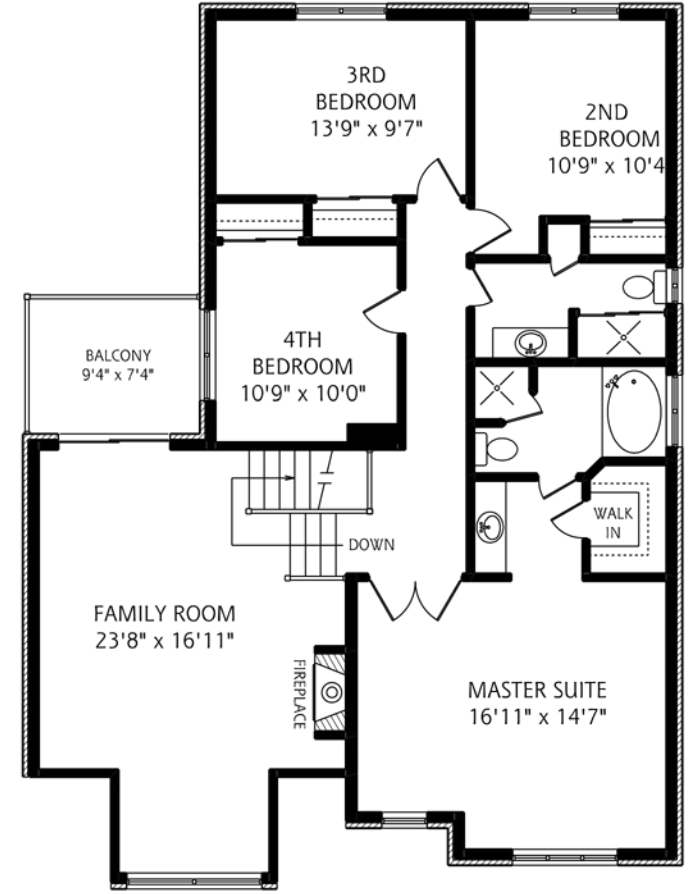
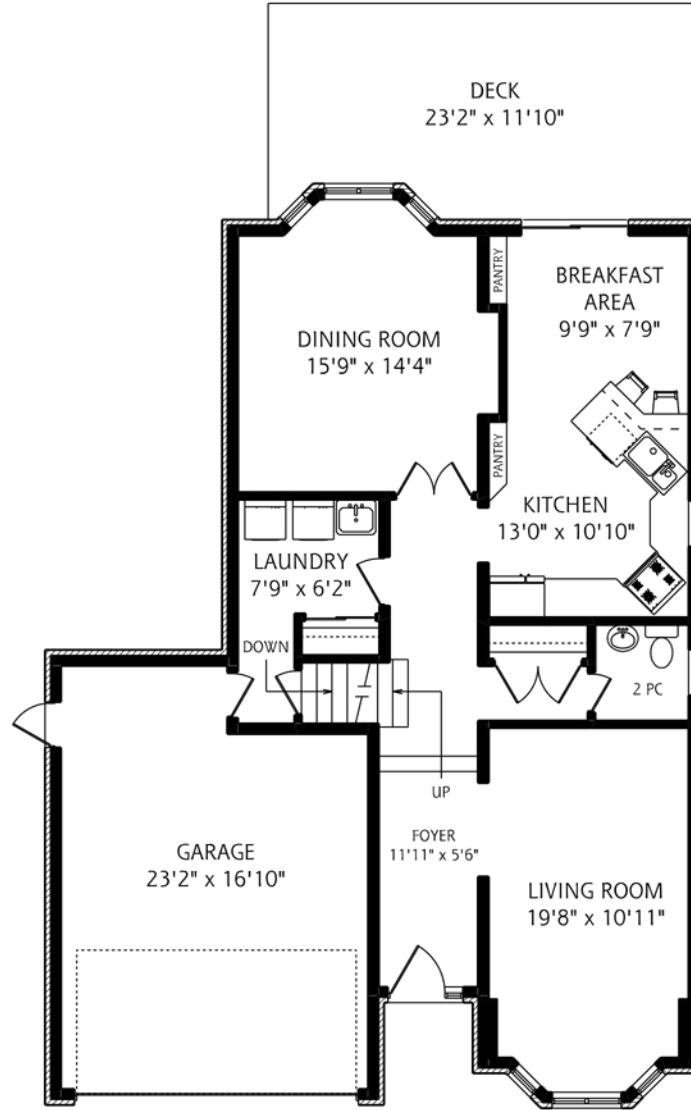
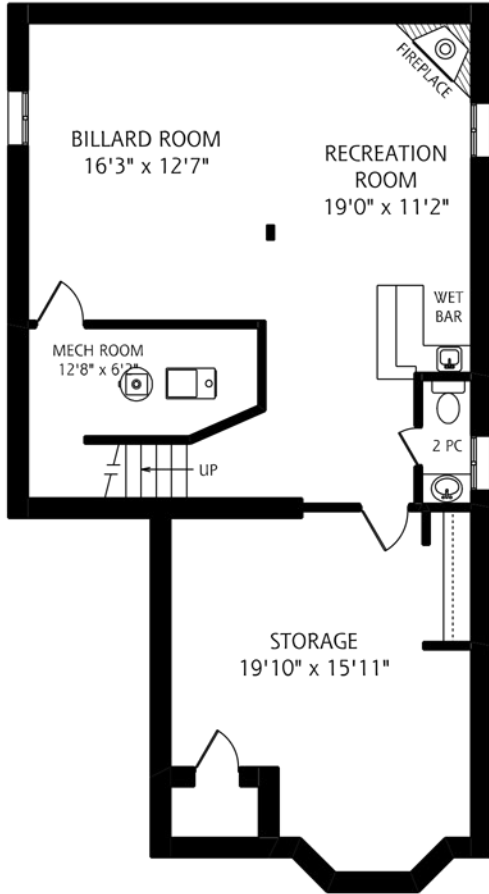
E & OE

# WELCOME TO 638 FOXWOOD TRAIL

- Gorgeous + renovated executive home in sought after West Pickering neighbourhood
- Fabulous layout with high ceilings, large principal rooms, hardwood floors & plenty of room for the entire family - 2,540 sq ft above grade + 1,100 lower level
- Large 50 x 110 foot pool sized lot with ideal western exposure
- Formal living room & dining rooms with bay windows & hardwood floors, plenty of room for entertaining
- Renovated custom eat-in kitchen with granite counter top, breakfast bar, double pantry, stainless steel appliances & walk-out to large west facing deck
- Sun-filled 2nd floor family room with cathedral ceiling, wood burning fireplace and walk-out to second west facing deck
- 4 spacious bedrooms, including master bedroom retreat with walk-in closet & 4 piece ensuite
- 4 bathrooms; 2nd floor bathroom recently renovated
- Professionally finished lower level with gas fireplace, built-in wet bar, Bose surround sound system, bathroom & excellent storage
- Enjoy sunsets in the private west-facing backyard with large deck & built-in hot tub
- Double car garage with direct access from garage into the house, potential for nanny/in-law/teenager suite or income apartment
- Private driveway with parking for 2 cars, recently repaved
- Highly sought-after schools: Highbush Public School, St. Elizabeth Seton Catholic School, Dunbarton & St. Mary High Schools
- Family friendly street and neighbourhood
- Parks, excellent shops & restaurants nearby
- Easy access to Durham Transit, GO Train and the 401 and 407 highways
- Simply move-in and enjoy this incredible home!



**638 FOXWOOD TRAIL**



ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE

