

\$488K PRICE DROP! NO HST.



LUXURY LIVING

Pickering

Rare Opportunity: Massive Price Cut & Adjacent Lot Available

An incredible investment opportunity just got even better. We've adjusted the price on this brand-new, never-lived-in custom 3-storey dream home by Wiltshire Homes by **\$488,000** and now offered at **\$2,300,000** from original sale price. To expand your footprint, the **adjacent lot is also available for purchase at \$830,000**, offering rare potential to create an expansive multi-lot compound, build a second property, or create your ultimate outdoor landscape retreat—think a private resort-style pool, sprawling gardens, customized outdoor living pavilions, or simply a massive, private green sanctuary.

❏ **\$488K PRICE REDUCTION!**

PRIME 50-FOOT LOT - FOR SALE \$830K

Buy It or Rent It - Your Choice!

Sought After West Shore Community!



711 Hillview Crescent, Pickering

5 Beds | 6 Baths | 4,602 SF



713 Hillview Crescent, Pickering

3 Beds | 2 Baths | 7 Parking

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ADVANTAGE REALTY
BROKERAGE INDEPENDENTLY OWNED & OPERATED



SAM PARK, BROKER

711 HILLVIEW CRESCENT FOR SALE

PROPERTY INFORMATION

- Brand new, never-lived-in custom-built luxury home in the sought-after West Shore community.
- Gourmet chef's kitchen featuring a large centre island, breakfast area, and butler's pantry with wine fridge.
- Expansive family room with a gas fireplace and walk-out to a future backyard patio.
- Rough-in for a future elevator from the basement to the 2nd Floor. Separate Walk-up Entrance from the basement.
- High-end finishes throughout, including two furnaces and HRV system.

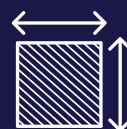
PROPERTY FEATURES



5 Bedrooms



6 Bathrooms



4,602 SF



6 Parking



711 HILLVIEW CRES

HOUSE FOR SALE



Floor Plan



Parks & Recs:



Safety:

With safety facilities in the area, help is always close by. Fire station, a police station, and a hospital within distance.

- Lakeridge Health - Ajax Pickering Hospital: 580 Harwood Ave S
- Fire Station: 553 Kingston Road
- Police Station: 1710 Kingston Rd

Neighbourhood data source from HoodQ

Nearby Schools:

Excellent assigned and local public schools very close to this home.

- Fairport Beach PS
- Frenchman's Bay PS
- Dunbarton HS
- É Éléon Ronald-Marion
- ÉS Ronald-Marion

Transit:

- Nearest Rail Transit Stop - Pickering GO
- Nearest Street Level Transit Stop - Westbound at 838 Oklahoma (2 mins. walk)