

www.802Willowview.ca

For Sale

802 Willowview Rd

GEORGINA, ONTARIO



COLDWELL BANKER
THE REAL ESTATE
CENTRE, BROKERAGE



**TOOMBS
TEAM**
REAL ESTATE GROUP

Artistic Rendering

Property Overview

Unfinished custom build with incredible Lake Simcoe views. Sitting directly across from Willow Beach Conservation area, this 2,500+ sq. ft. home is framed and ready for the next stage. Designed with 10' ceilings on the main floor, 4 bedrooms, 4 bathrooms, plus 3x second-floor balconies to capture the sunsets over the lake. The lower level is full and open, with a roughed-in bathroom already in place.

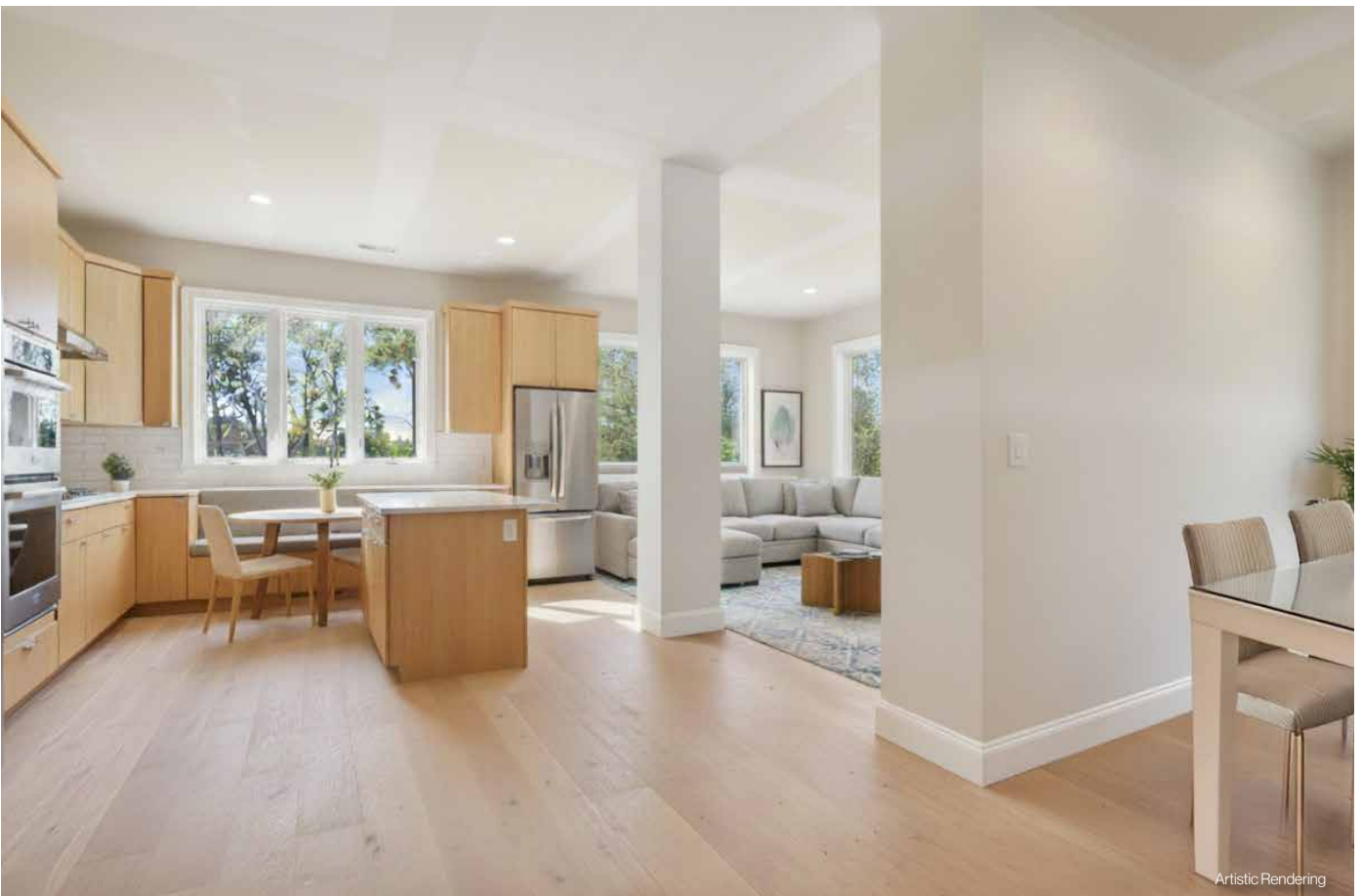
All the heavy lifting has been done — permits secured, architectural drawings complete, foundation poured, framing up, 200-amp service connected, gas meter installed, and municipal services brought in.

This is your chance to choose the finishes and bring this home to life in one of Lake Simcoe's most desirable waterfront communities.

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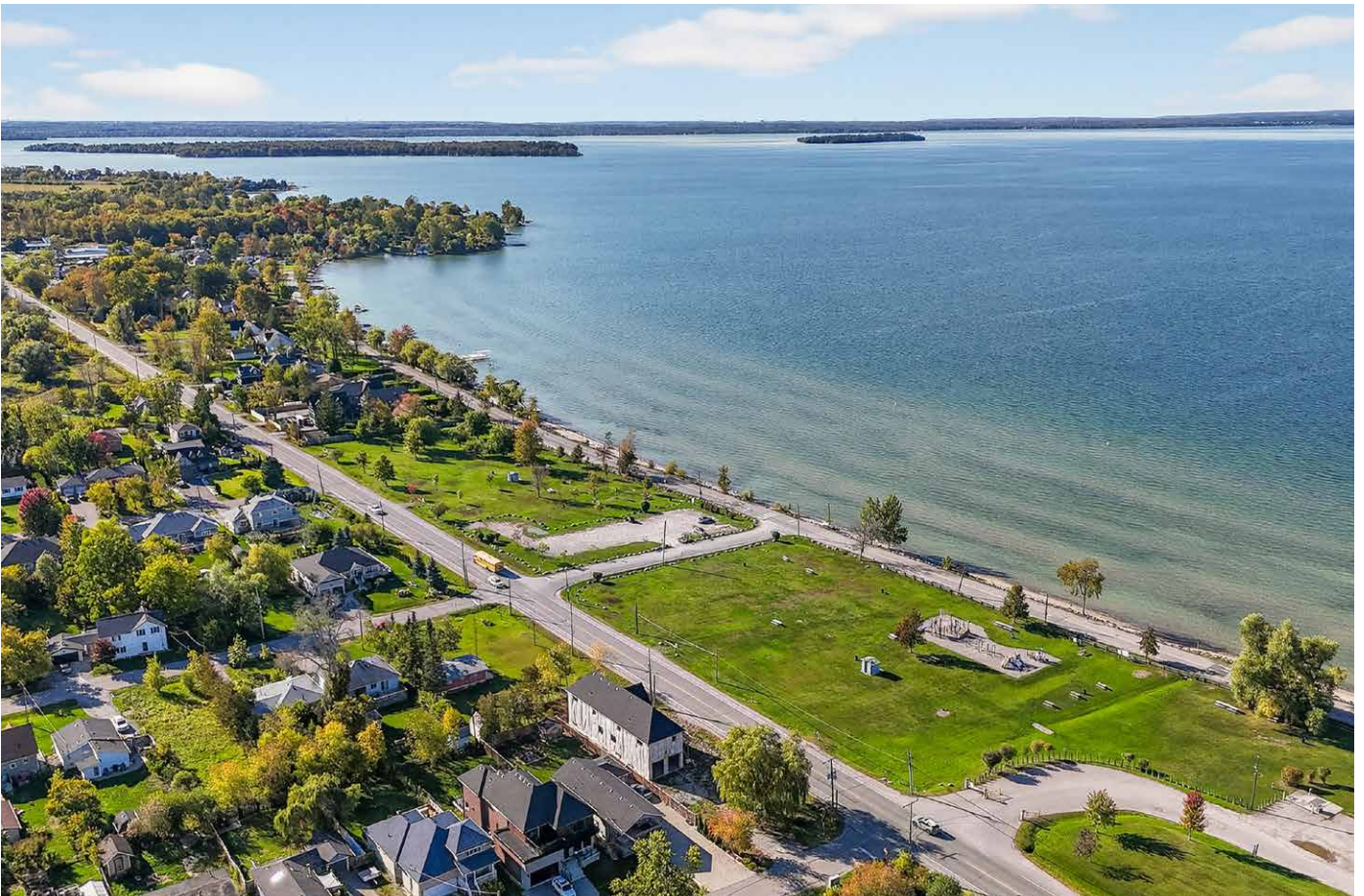
For a copy of the Building Permit Package, visit:
Toombs.Team/802Willowview_permit







Images in this booklet include AI-generated visual enhancements and are intended for illustrative purposes only.
Final finishes and details may vary from those shown.



WHY YOU'LL LOVE IT

01

Breathtaking Lakefront Views

Multiple balconies and carefully positioned windows showcase sweeping, unobstructed views of Lake Simcoe. Each sunrise and sunset becomes a moment to savor, making everyday living feel serene and special.

02

A Truly Prime Location

Situated in a sought-after waterfront community, this home balances privacy and convenience. The neighbourhood's charm and character create an inviting atmosphere from the moment you arrive.

03

Steps from the Beach

Just steps from Willow Beach Conservation and nearby public beaches, outdoor fun is always within reach. Relaxing by the water, swimming, or enjoying a leisurely stroll feels effortless and accessible.

04

Easy Commute from Toronto

With quick access to major routes, commuting to Toronto is straightforward and stress-free. Enjoy the convenience of city access while returning each day to your peaceful lakeside retreat.

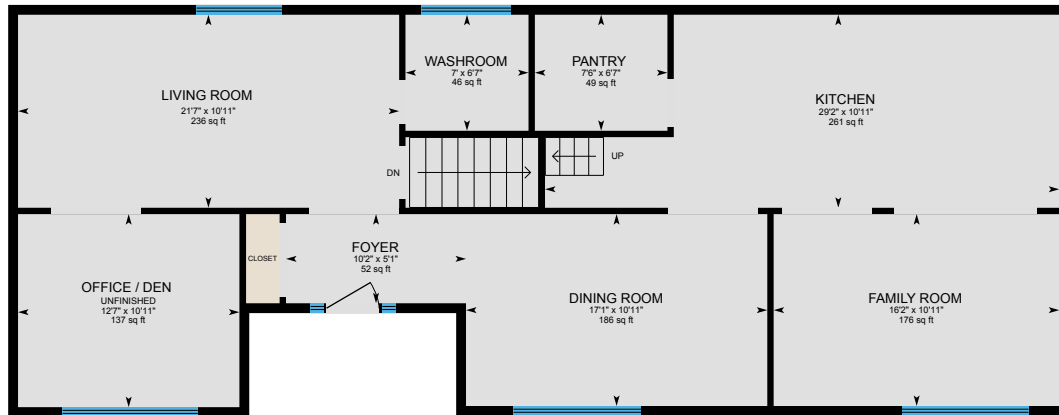


Floor Plans

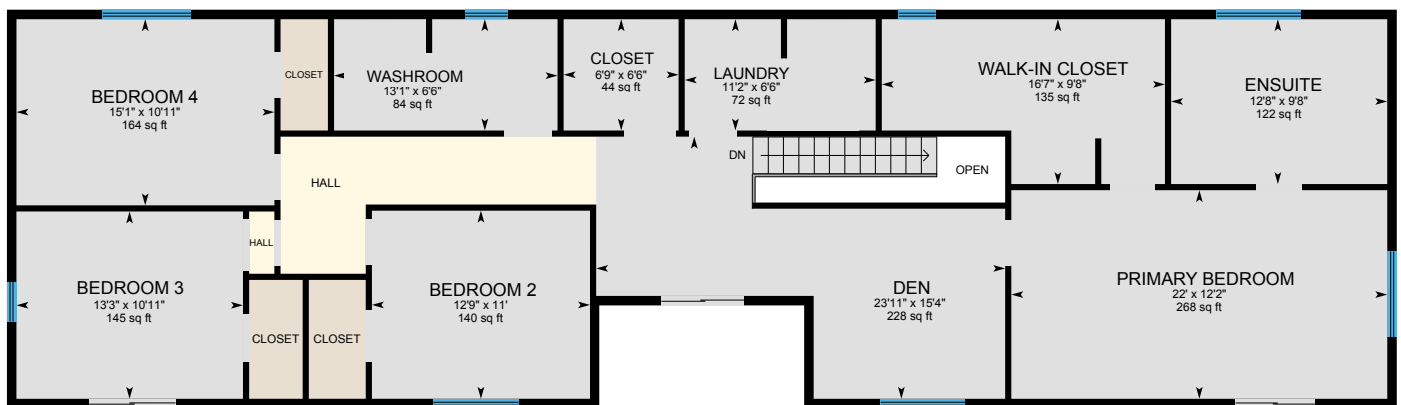
Total Exterior Area: 3314.22 sq ft

Interior Area: 2906.58 sq ft

Excluded Area: 31.47 sq ft



Main Floor



2nd Floor



A Thriving Community
with Heart & Heritage

Experience the Best of Georgina Living



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Living in Georgina, Ontario, offers a harmonious blend of natural beauty and small-town charm. Located along the shores of Lake Simcoe, Georgina features scenic waterfronts, charming communities, and a welcoming, close-knit atmosphere. With trails, parks, marinas, and abundant recreational opportunities, outdoor enthusiasts can enjoy boating, hiking, and cycling throughout the seasons.

Residents benefit from quality schools, local recreational facilities, and a variety of shops and eateries that support a thriving community lifestyle. Combining a rich lakeside heritage with thoughtful development, Georgina is an ideal location for families, professionals, and retirees seeking a balanced, serene, and engaging place to call home.

Georgina

Local Area Report

Nestled in a prime Georgina neighbourhood, 802 Willowview Road puts you near top-rated schools, scenic parks, convenient transit, and trusted healthcare.



SCHOOLS

With so many assigned public schools near this home, your kids can thrive in the neighbourhood.



Nearby Schools

Sutton DHS

Designated Catchment School
Grades 9 to 12
20798 Dalton Rd

Deer Park PS

Designated Catchment School
Grades PK to 8
605 Varney Rd

LookDeeper

Keswick PS

Designated Catchment School
Grades 1 to 8
25 The Queensway N

ÉS Norval-Morrisseau

Designated Catchment School
Grades 7 to 12
51 Wright St

PARKS & REC

This home is located in park heaven, with 3 parks and 41 recreation facilities within a 20 minute walk from this address.



Willow Beach Park

1506 Metro Rd.




1 min

Willow Wharf Park

Metro & Kennedy Rd.


10 mins

The ROC

26557 Civic Centre Rd




17 mins

FACILITIES WITHIN A 20 MINUTE WALK

2 Playgrounds	1 Beach
1 Rink	3 Winter Sports Facilities
4 Tennis Courts	1 Outdoor Games Facility
3 Volleyball Courts	1 BMX Track
2 Basketball Courts	1 Climbing Wall
4 Ball Diamonds	1 Archery Range
10 Sports Fields	2 Trails
1 Splash Pad	1 Arts/Performance Facility

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.

Nearest Street Level Transit Stop

Metro Rd North / Joel Av


2 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station, a fire station, and a hospital within 22km.

Royal Victoria Regional Health Centre

201 Georgian Dr

Fire Station

37 Snooks Rd

Police Station

3527 Baseline Road

Local Features

A Closer Look at Georgina's Standout Spots

- Waterfront Parks, Marinas, and Beaches
- Scenic Trails for Hiking, Cycling, and Nature Walks
- Boating, Fishing, and Seasonal Water Activities on Lake Simcoe
- Community Festivals and Farmers' Markets
- Local Arts, Cultural Events, and Artisan Studios
- Modern Recreational Facilities and Sports Leagues
- Charming Town Centres with Shops, Cafés, and Restaurants
- Heritage Sites and Historic Architecture
- Accessible Transportation and Nearby Commuter Routes
- Engaged Community Groups and Volunteer Opportunities



TOOMBS TEAM
REAL ESTATE GROUP



WHO ARE WE?

As proud, long-time residents of York Region, the Toombs Team brings deep-rooted local insight and a genuine love for the community we call home. We know the neighbourhoods, the schools, the hidden gems, and the ever-changing market conditions—because we live here, too.

Our team is built on trust, service, and results. Backed by years of hands-on experience and a passion for helping people move forward, we provide a client-first approach that's both strategic and personal. From your first consultation to closing day and beyond, we ensure every step is smooth, informed, and aligned with your goals.

At the heart of everything we do is our Ultimate Service® Guarantee—our commitment to deliver not just promises, but real results you can count on. With a dedicated team of full-time professionals, we offer expert guidance, market intelligence, and negotiation strategies tailored to you.

Whether you're buying your first home, upgrading, downsizing, or investing, we're here to help you make confident moves with clarity and peace of mind.

Experience the Toombs Team difference—local expertise, personalized service, and a results-driven mindset that puts your goals first.



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KNOWN | LIKED | TRUSTED



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