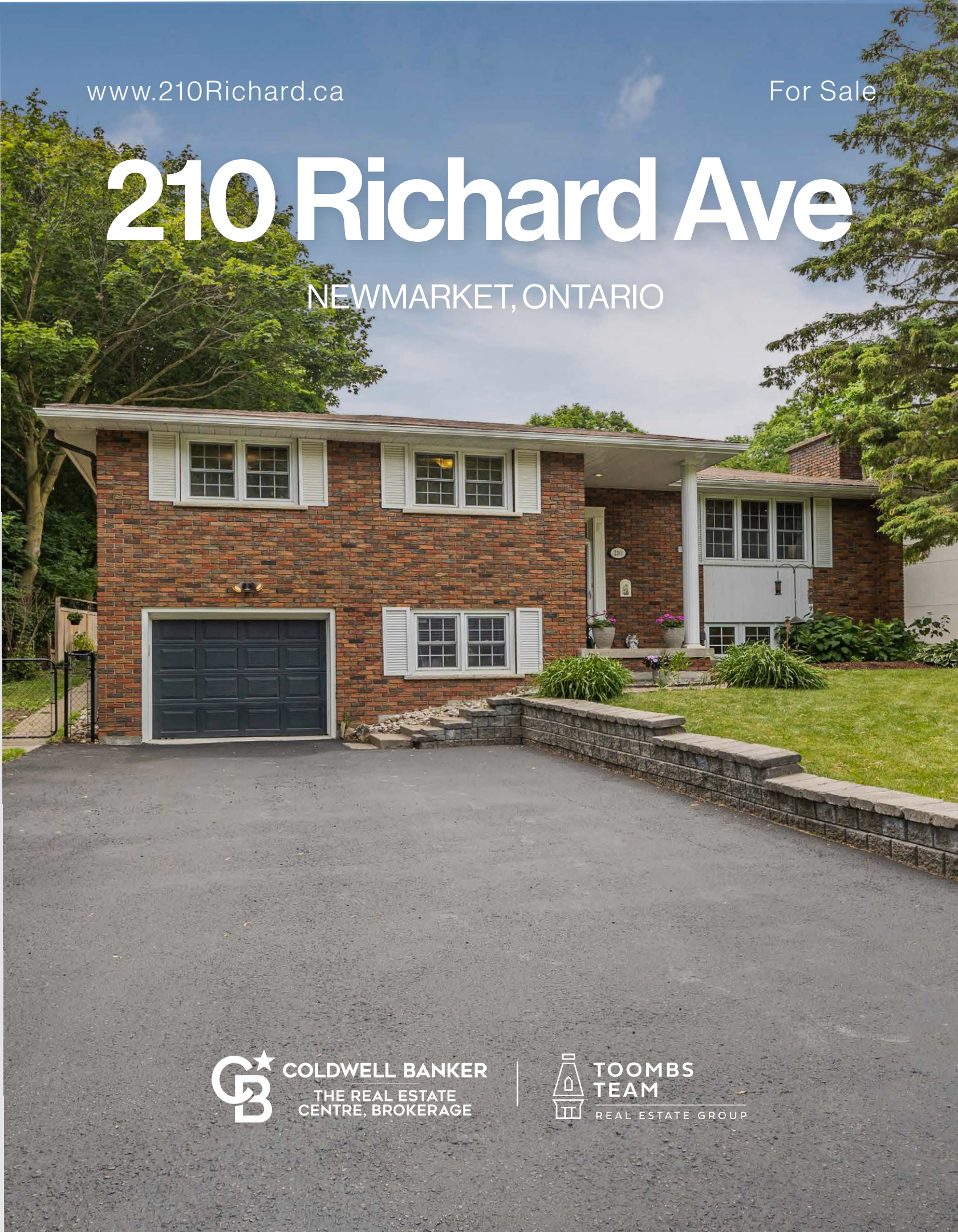


www.210Richard.ca

For Sale

210 Richard Ave

NEWMARKET, ONTARIO



COLDWELL BANKER
THE REAL ESTATE
CENTRE, BROKERAGE



**TOOMBS
TEAM**
REAL ESTATE GROUP

Property Overview

Beautiful raised bungalow in desirable Old Newmarket that must be seen to be appreciated. Featuring tasteful renovations, this 3+1 Bedroom home offers an amazing lifestyle for those looking to be within walking distance to all the great amenities of Newmarket's historic downtown, while still having easy access to all the shopping on Yonge.

The beautiful eat-in kitchen offers special views of the private backyard and salt-water swimming pool, while the cozy living room enjoys elevated views of the tree lined street.

The lower level is home to an intimate family/rec room with gas fireplace, 4th bedroom & 2 storage areas, laundry and a 2nd full bathroom. With access to the Basement through the garage, this home could be configured with an inlaw suite or apartment if you desired.

Notable improvements: Kitchen and Bathrooms updated in the last 2 years; New Furnace and AC unit in 2020; Pool Liner replaced in 2019; Pool filter replaced in 2020; Living Room Fireplace new in 2021. Don't miss out on this lovely home!

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WHY YOU'LL LOVE IT

01

Prime Newmarket Location

Nestled in the heart of Old Newmarket, this home is just steps to charming shops, cafes, and restaurants along historic Main Street. Convenient access to parks, trails, and top-rated schools.

02

Private Backyard Oasis with Saltwater Pool

Spend your summers in a lush, fully fenced yard featuring an inviting in-ground saltwater pool. Surrounded by mature landscaping, it's your own serene retreat for entertaining or relaxing.

03

Updated Kitchen & Spa-Inspired Bathrooms

Thoughtfully updated in the past two years, the kitchen and bathrooms blend modern style with everyday functionality. The bright eat-in kitchen offers tranquil views of the backyard, perfect for morning coffee or casual meals.

04

Versatile Lower Level with In-Law Potential

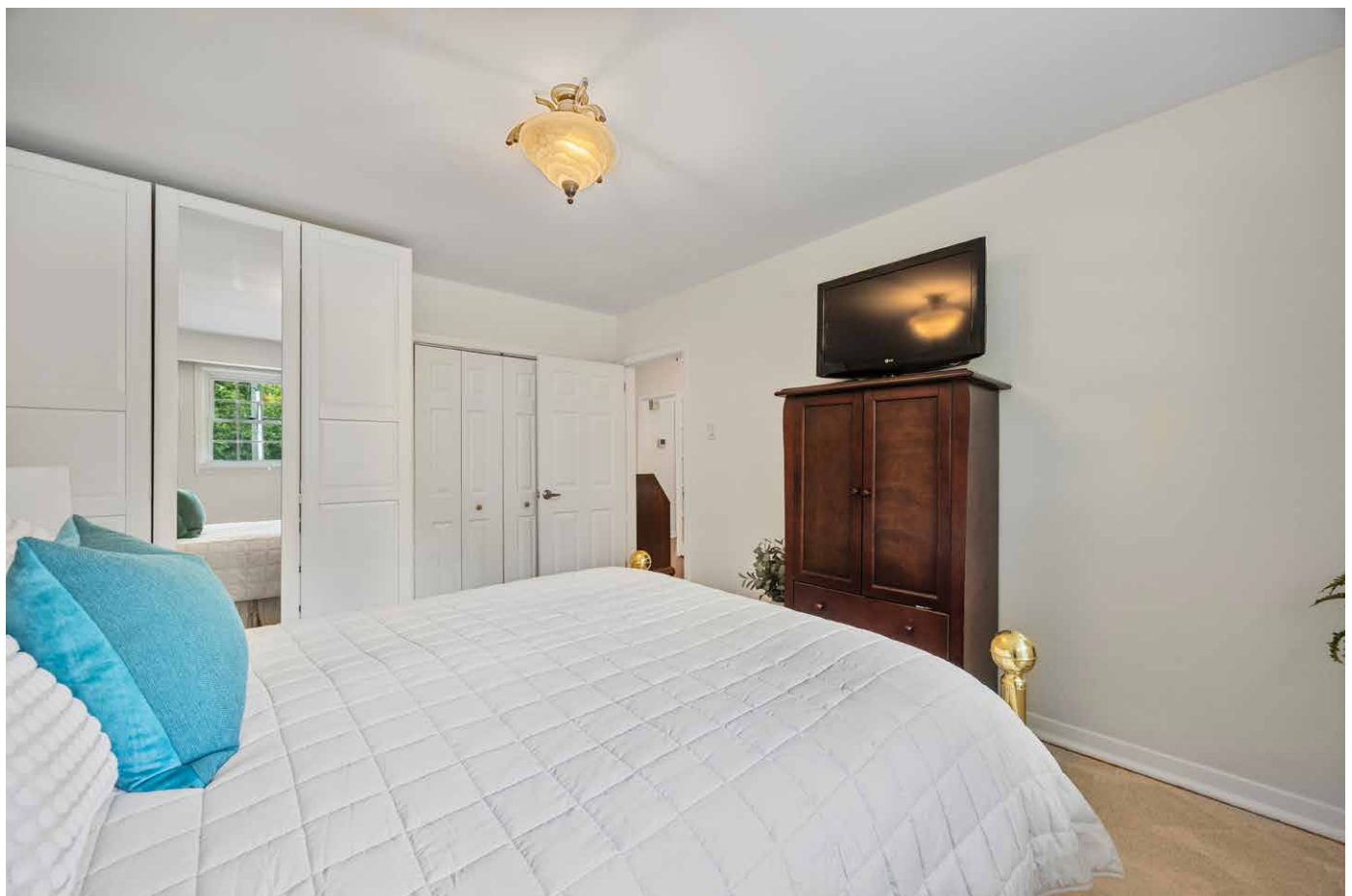
A cozy rec room with a gas fireplace sets the tone for a warm and welcoming space. With a 4th bedroom, full bath, and private garage access, the layout could be configured for a inlaw suite or apartment.

05

Smart, Stylish Upgrades for Comfort

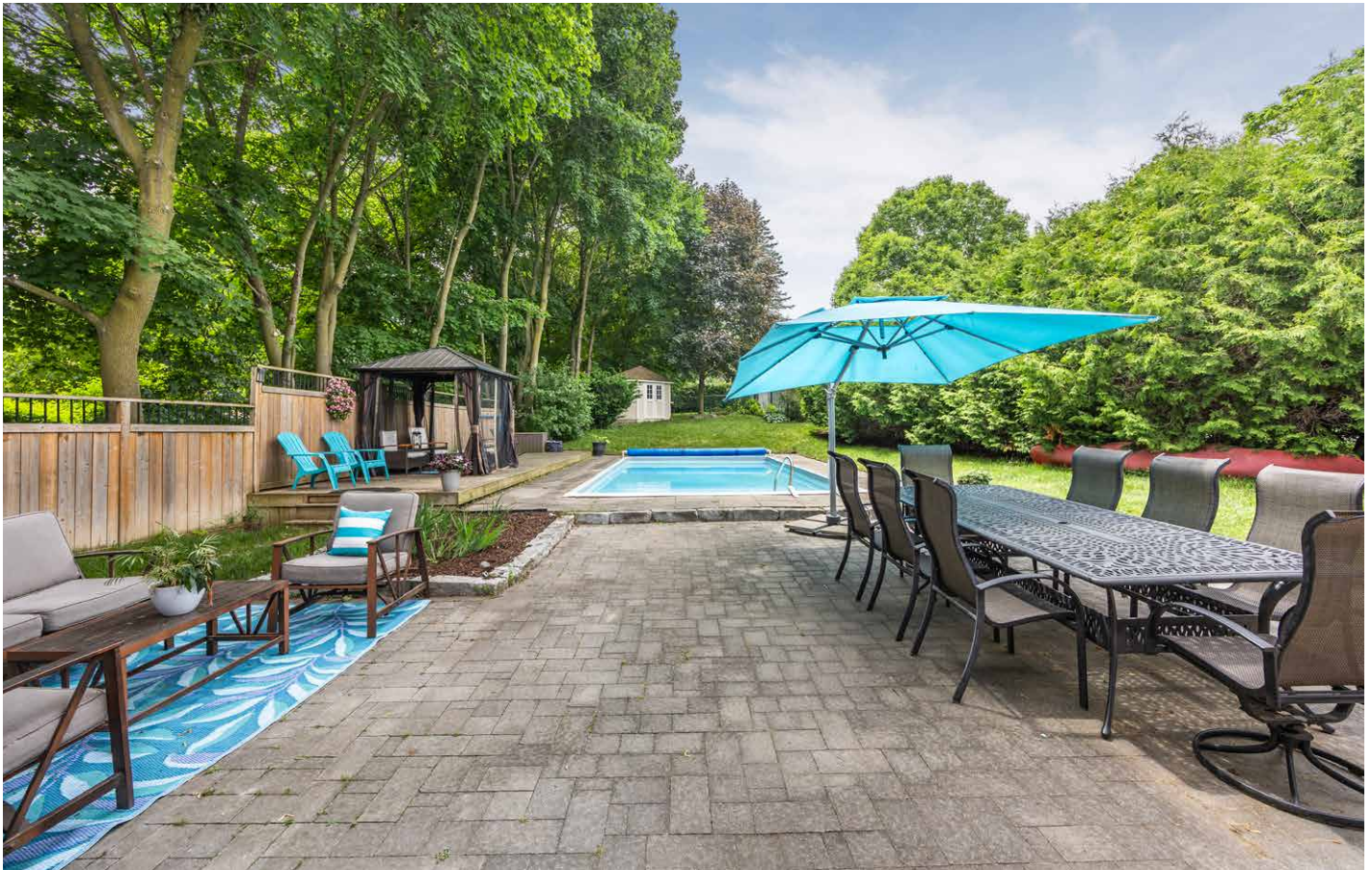
Enjoy peace of mind with a new furnace and A/C (2020), plus a gas fireplace added in 2021 for year-round coziness. Pool upgrades include a new liner (2019) and filter (2020), so you're summer-ready from day one.













Floor Plans

Total Exterior Area: 1306.98 sq ft



All room dimensions and floor areas must be considered approximate and are subject to independent verification.



A Thriving Community
with Heart & Heritage

Experience the Best of Newmarket Living



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Located in the northern part of York Region, Newmarket, Ontario seamlessly blends historic charm with modern-day convenience. With its walkable downtown core, heritage buildings, and community events, Newmarket offers a small-town feel that's rich in character and connection.

The town is home to a wide array of parks, trails, and conservation areas, including the scenic Tom Taylor Trail, making it a haven for those who love the outdoors. Top-rated schools, state-of-the-art sports facilities, and a newly revitalized hospital support a high quality of life for families and residents of all ages.

Newmarket also boasts a vibrant cultural and shopping scene, from unique local boutiques on Main Street to the bustling Upper Canada Mall. With easy access to Highway 400, 404 and the GO Train, commuting to Toronto or exploring the GTA is a breeze.

Whether you're raising a family, launching a business, or settling into retirement, Newmarket is a dynamic and welcoming community where you can truly feel at home.

Local Features

A Closer Look at Newmarket's Standout Spots

- Historic Main Street and Heritage District
- Scenic Trails and the Tranquil Fairy Lake Park
- Vibrant Community Events and Outdoor Markets
- State-of-the-Art Recreation Complexes and Arenas
- Highly Regarded Schools and Learning Programs
- Upper Canada Mall and Boutique Local Shopping
- Diverse Dining—from Trendy Cafés to Family Eateries
- Live Music, Theatre, and Public Art Installations
- Easy Access to Highways 404, 400 and GO Transit
- Active Community Centres and Resident Associations



Newmarket

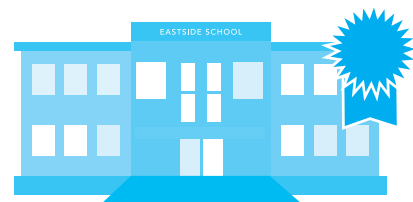
Local Area Report

Top-rated schools, parks like Fairy Lake and Mulock Park, easy highway access, and vibrant amenities, Newmarket has everything you need for a connected, family-friendly life.



SCHOOLS

With excellent assigned and local public schools near this home, your kids will get a great education in the neighbourhood.



JLR Bell PS

Designated Catchment School
Grades PK to 5
121 Queen St

Mazo De La Roche PS

Designated Catchment School
Grades 2 to 8
860 Arnold Crescent

Newmarket HS

Designated Catchment School
Grades 9 to 12
505 Pickering Crescent

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 a long list of recreation facilities within a 20 minute walk from this address.



Haskett Park

142 Millard Ave



3 mins

Newmarket Heights Community Parkette

253 Penn Ave



10 mins

Lions Park

230 Church Street



8 mins

FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|--------------------|--------------------------|
| 3 Playgrounds | 7 Sports Fields |
| 1 Pool | 1 Track |
| 5 Tennis Courts | 1 Sports Court |
| 1 Basketball Court | 1 Outdoor Games Facility |
| 2 Ball Diamonds | 2 Trails |

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 6 minute walk away and the nearest rail transit stop is a 17 minute walk away.



Nearest Rail Transit Stop

Newmarket GO

17 mins



Nearest Street Level Transit Stop

Lorne Av / Park Av

6 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 1.62km.



Southlake Regional Health Centre

596 Davis Dr



Fire Station

125 McCaffrey Rd

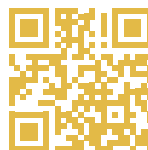


Police Station

240 Prospect Street

VIEW ONLINE

Access our full Detailed Report for comprehensive insights, including local schools, parks, transit, amenities, and more.



SCAN ME

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.



**TOOMBS
TEAM**

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KNOWN | LIKED | TRUSTED



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Coldwell Banker The Real Estate Centre Inc. Brokerage

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