

toombs.team/172-millard

For Sale

# 172 Millard Ave

NEWMARKET, ONTARIO



**COLDWELL BANKER**  
THE REAL ESTATE  
CENTRE, BROKERAGE



**TOOMBS  
TEAM**  
REAL ESTATE GROUP

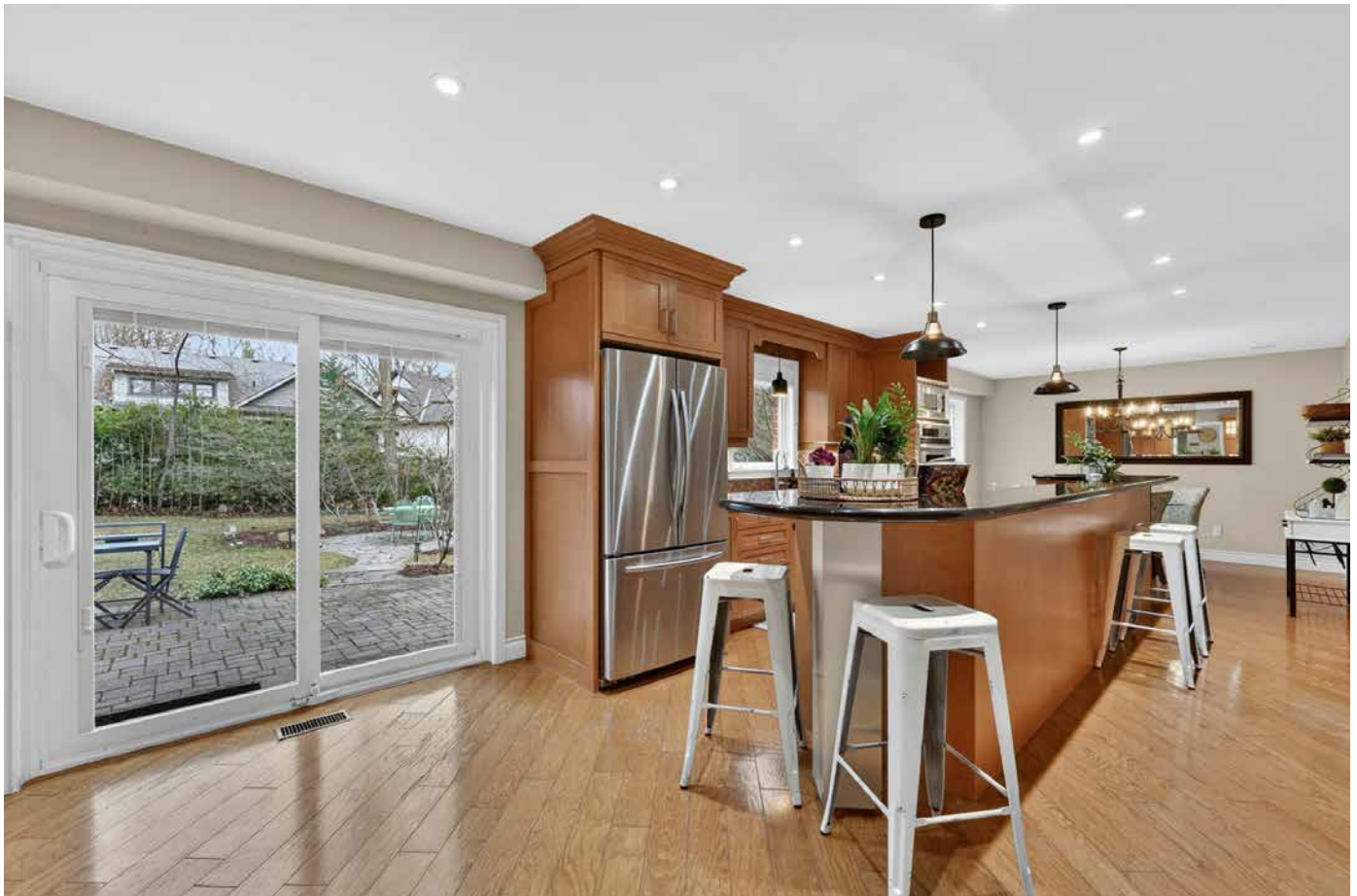
# Property Overview

Custom built 4+1 bedroom home situated on a 100ft x 132ft lot in Central Newmarket, walking distance to Main Street, GoTransit, Haskett Park Tennis courts & Shoppes on Yonge/Davis. Features include: Hardwood & Engineered floors throughout the upper levels, finished basement with extra ceiling height (not common in this age of home), spacious 2nd floor laundry, two fireplaces; Primary Bedroom with w/i closet and Ensuite bath, oversized double car garage with added storage nook, renovated kitchen and baths, rain sensing skylight + so much more. The new "Additional Residential Unit" (ARU) for self contained apartments within the property will be easily achievable with the large lot dimensions & set backs + plenty of room for additions to the house and a pool! This home offers so much that cannot be easily found in the most desirable neighbourhood in town, and truly must be seen to be appreciated !



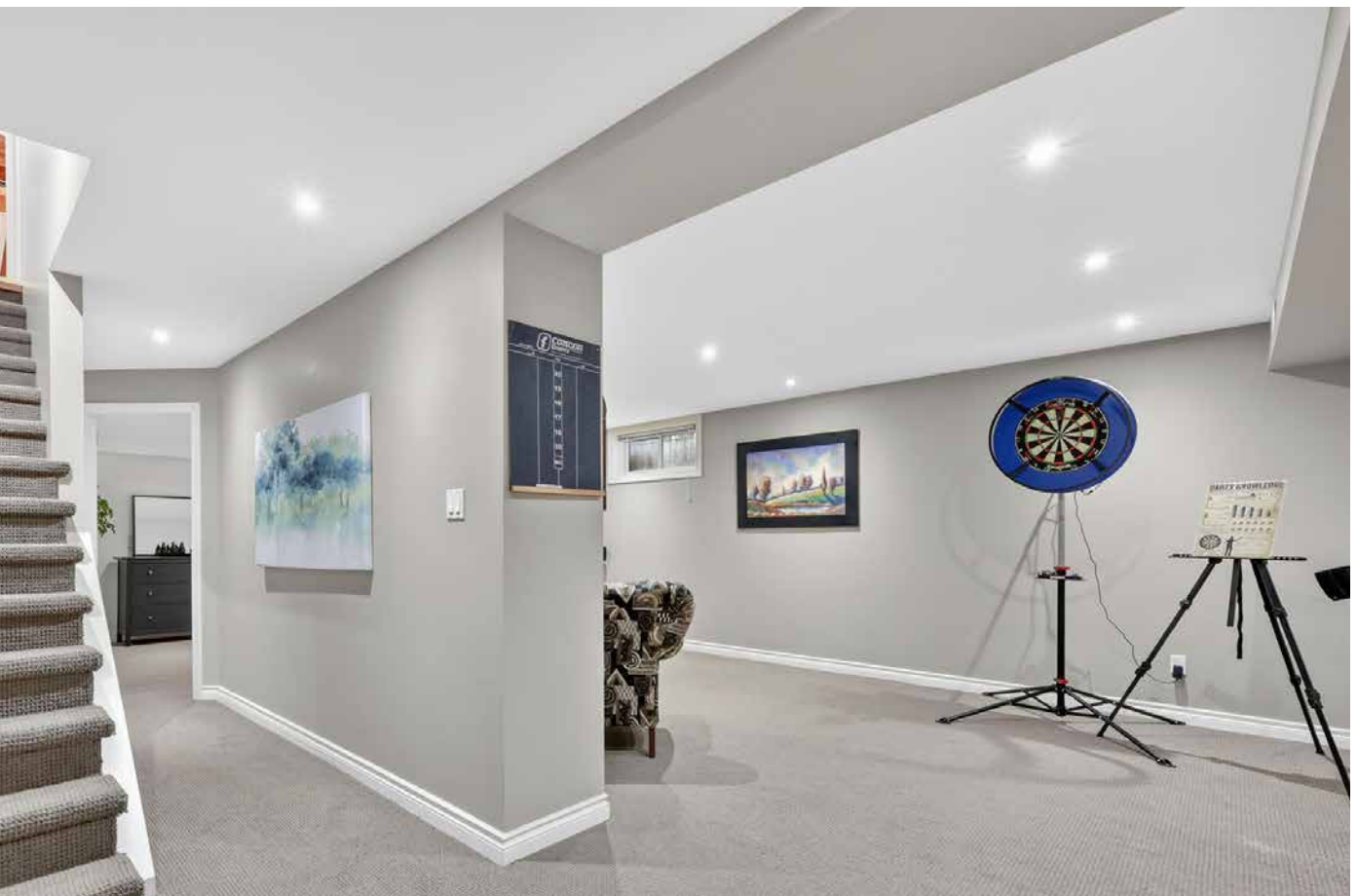
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# WHY YOU'LL LOVE IT

01

## Expansive Lot with Future Potential

Expansive 100ft x 132ft lot offering incredible space, privacy, and future potential. Ideal for a pool, additions, or an Additional Residential Unit (ARU), giving flexibility for both lifestyle and long-term value.

02

## Timeless Presence on a Mature Lot

Set on a wide, mature lot, this custom-built home offers timeless curb appeal with a strong presence. The oversized double car garage with storage adds both function and a clean, balanced exterior.

03

## Walkable Central Newmarket Living

Located in Central Newmarket, just steps to Main Street, Go Transit, parks, and tennis courts. A highly walkable, convenient neighbourhood close to shopping, dining, and everyday essentials.

04

## Custom Craftsmanship & Thoughtful Upgrades

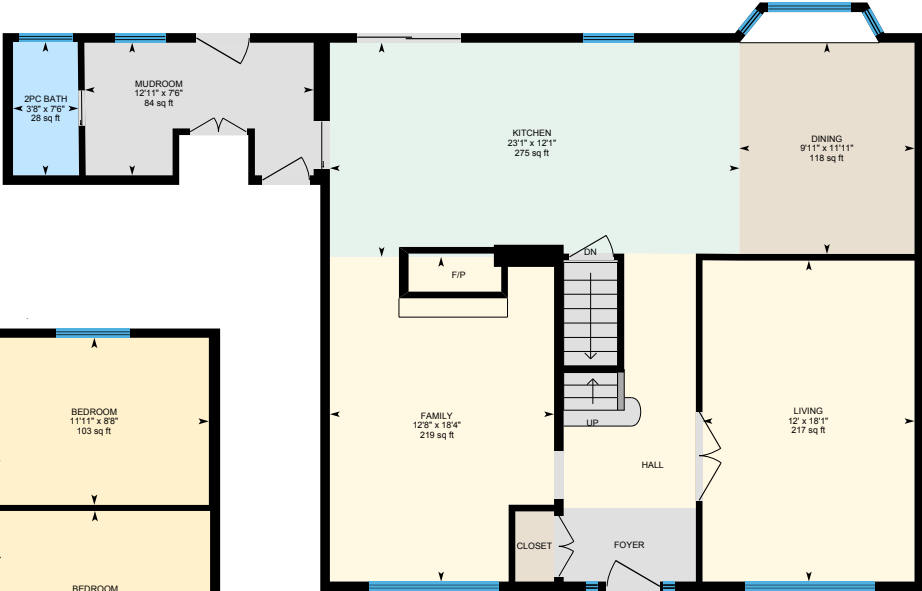
Custom-built with hardwood and engineered flooring, a finished basement with extra ceiling height, and thoughtful upgrades throughout. Renovated kitchen and baths, two fireplaces, and a rain-sensing skylight complete the home.



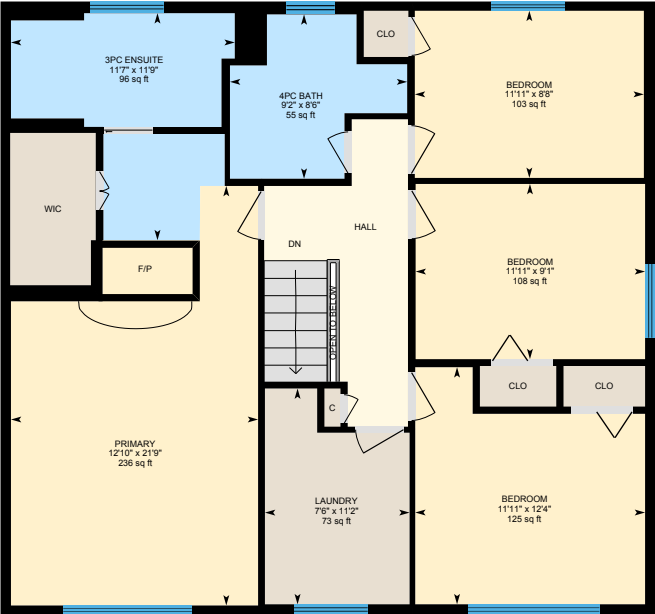
# Floor Plans



Total Exterior Area Above Grade: 2287.62 sq ft



Main Floor



2nd Floor



Basement

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

# Newmarket

## Local Area Report

Nestled in a prime Newmarket neighbourhood, this stunning home puts you near top-rated schools, scenic parks, convenient transit, and trusted healthcare.



### SCHOOLS

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



#### Nearby Schools

##### 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

#### LookDeeper

##### 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 3 parks and 25 recreation facilities within a 20 minute walk from this address.



**Haskett Park**  
142 Millard Ave

2 mins

**Newmarket Heights Community Parkette**  
253 Penn Ave

11 mins

**Lions Park**  
230 Church Street

9 mins

#### FACILITIES WITHIN A 20 MINUTE WALK

- |                     |                          |
|---------------------|--------------------------|
| 4 Playgrounds       | 1 Track                  |
| 5 Tennis Courts     | 2 Sports Courts          |
| 3 Basketball Courts | 1 Outdoor Games Facility |
| 2 Ball Diamonds     | 3 Trails                 |
| 8 Sports Fields     |                          |

### TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only a 18 minute walk away, and the nearest street transit stop is a 7 minute walk away.

**Nearest Rail Transit Stop**  
Newmarket GO

18 mins

**Nearest Street Level Transit Stop**  
Eagle St / Scott Av

7 mins

### 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 2km.

**Southlake Regional Health Centre**  
596 Davis Dr

**Fire Station**  
125 McCaffrey Rd

**Police Station**  
240 Prospect Street



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**Darcy Toombs**

Broker & Team Leader

(905) 251-1418 (Cell) • 905-252-0028

[Darcy@ToombsTeam.ca](mailto:Darcy@ToombsTeam.ca)

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