

www.522Malvern.ca

For Sale

# 522 Malvern Cres

NEWMARKET, ONTARIO



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



**TOOMBS  
TEAM**  
REAL ESTATE GROUP

# Property Overview

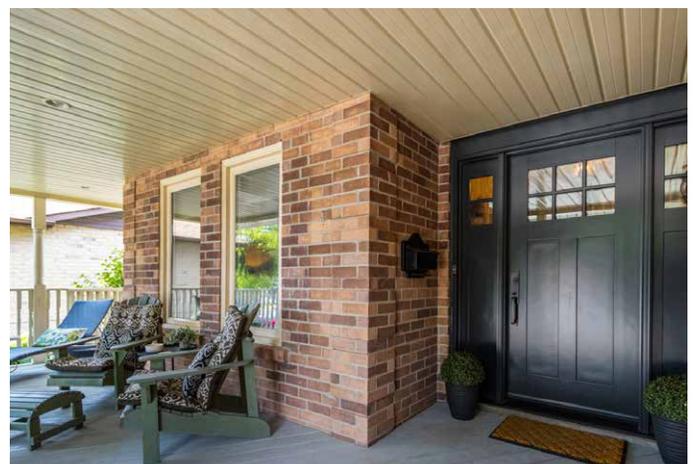
Welcome to 522 Malvern Crescent, a beautifully maintained 4-bedroom family home in one of Newmarket's most desirable neighbourhoods. With easy access to Greenlane, Highway 404 and 400, this home must be seen to be appreciated.

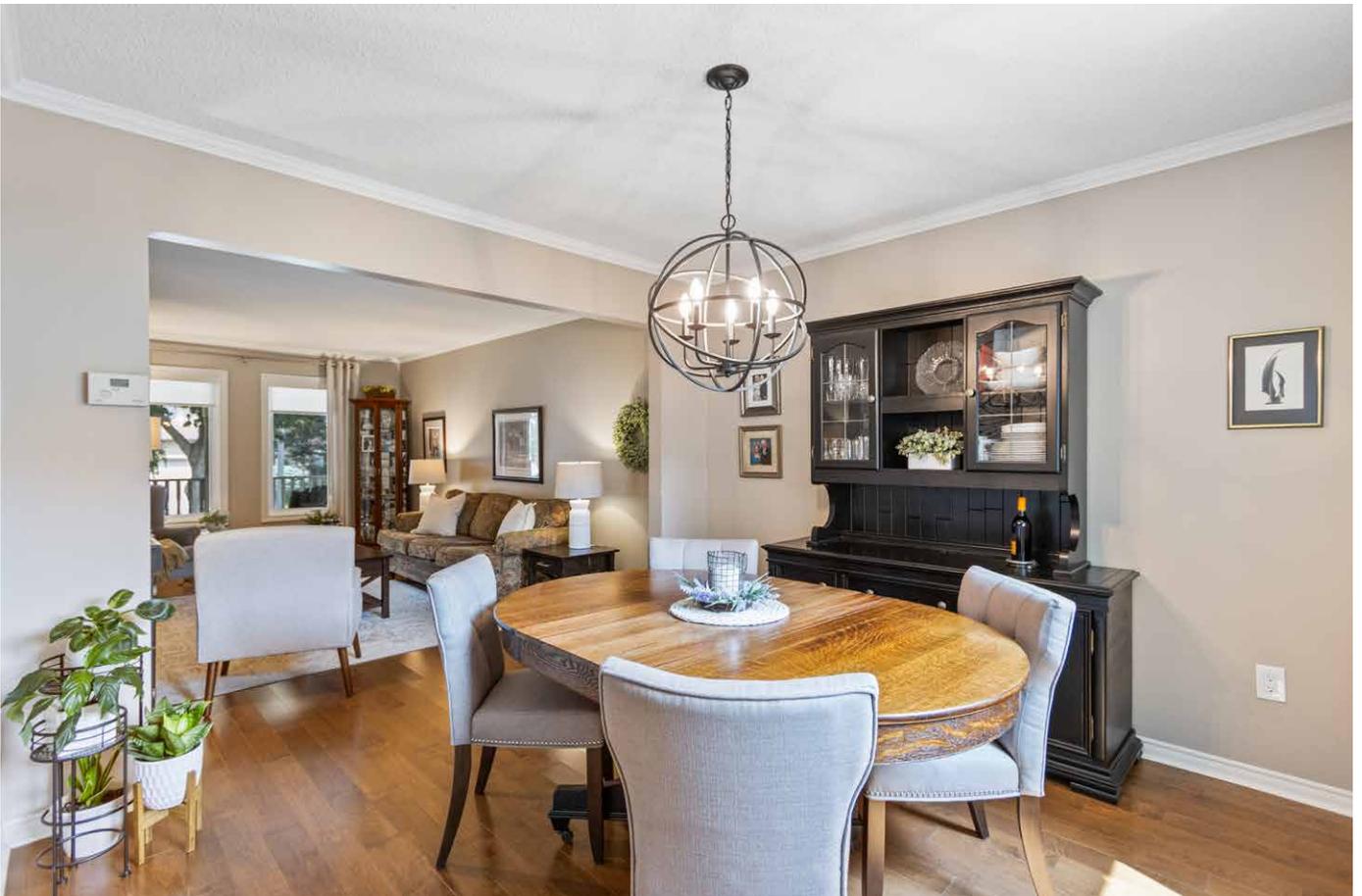
Featuring an expansive covered front porch (rare in the area), updated bathrooms, Hardwood & engineered floors through the upper levels, this home offers style and comfort throughout.

The bright eat-in kitchen boasts granite counters and overlooks the south-facing backyard, while the gas fireplace creates a warm and inviting atmosphere in the nearby family room. The spacious primary suite includes a modern 3-pc ensuite & oversized walk-in closet.

Enjoy a professionally landscaped property with an interlock walkway, perennial gardens, and a large deck accessed from two walk-outs, complete with a gazebo-covered dining area and lounge space – perfect for entertaining.

The finished basement provides extra living space plus a second gas fireplace. Ideally located steps to Denne PS, walking distance to Dr. Denison SS, and close to the Nokida Trail with access to the Tom Taylor Trail and historic downtown Newmarket. The home must be seen to be appreciated.







# WHY YOU'LL LOVE IT

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01

## Family-Friendly Location

Steps from top-rated Denne PS and walking distance to Dr. Denison SS, with parks, trails, and downtown Newmarket nearby – everything your family needs is just around the corner.

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02

## Thoughtfully Updated

Enjoy hardwood and engineered flooring, modern bathrooms, and a stylish eat-in kitchen with granite counters that opens to a bright, south-facing backyard.

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03

## Entertainer's Dream Outdoor Space

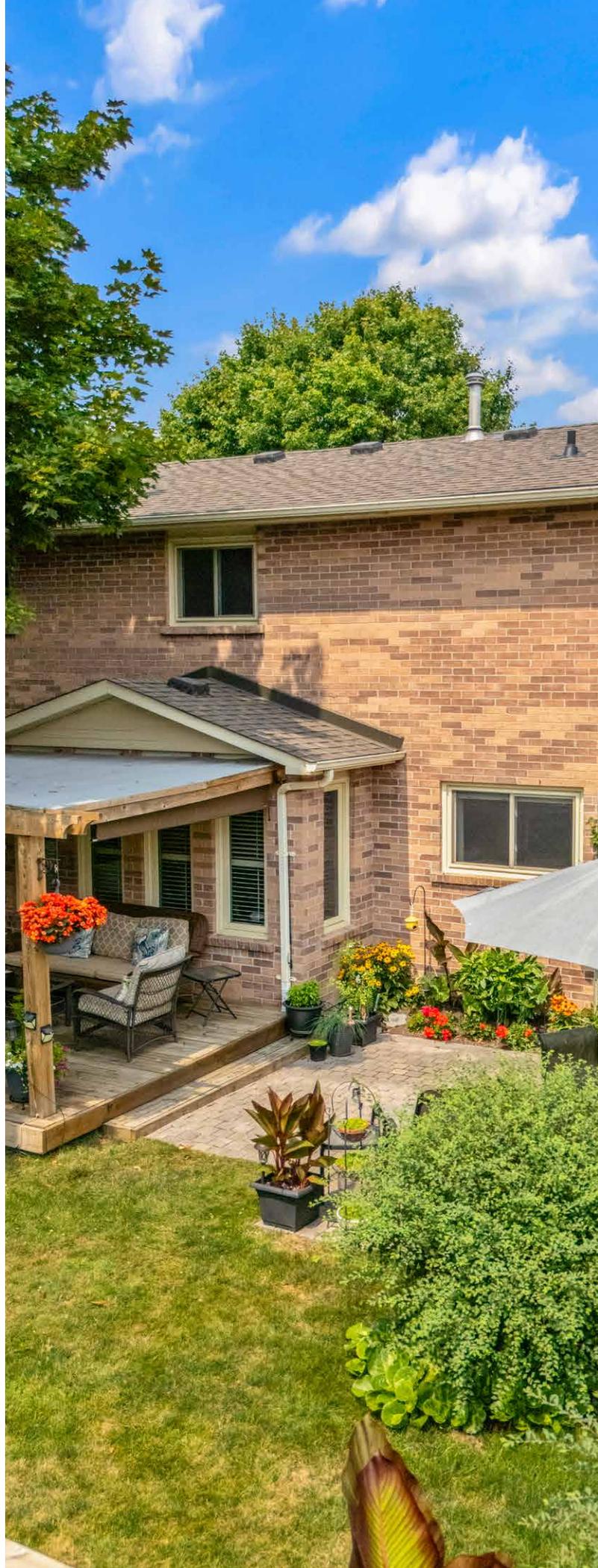
Professionally landscaped with perennial gardens, a spacious deck, and a gazebo-covered dining area, perfect for summer evenings with friends and family.

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04

## Versatile Living Space for Every Need

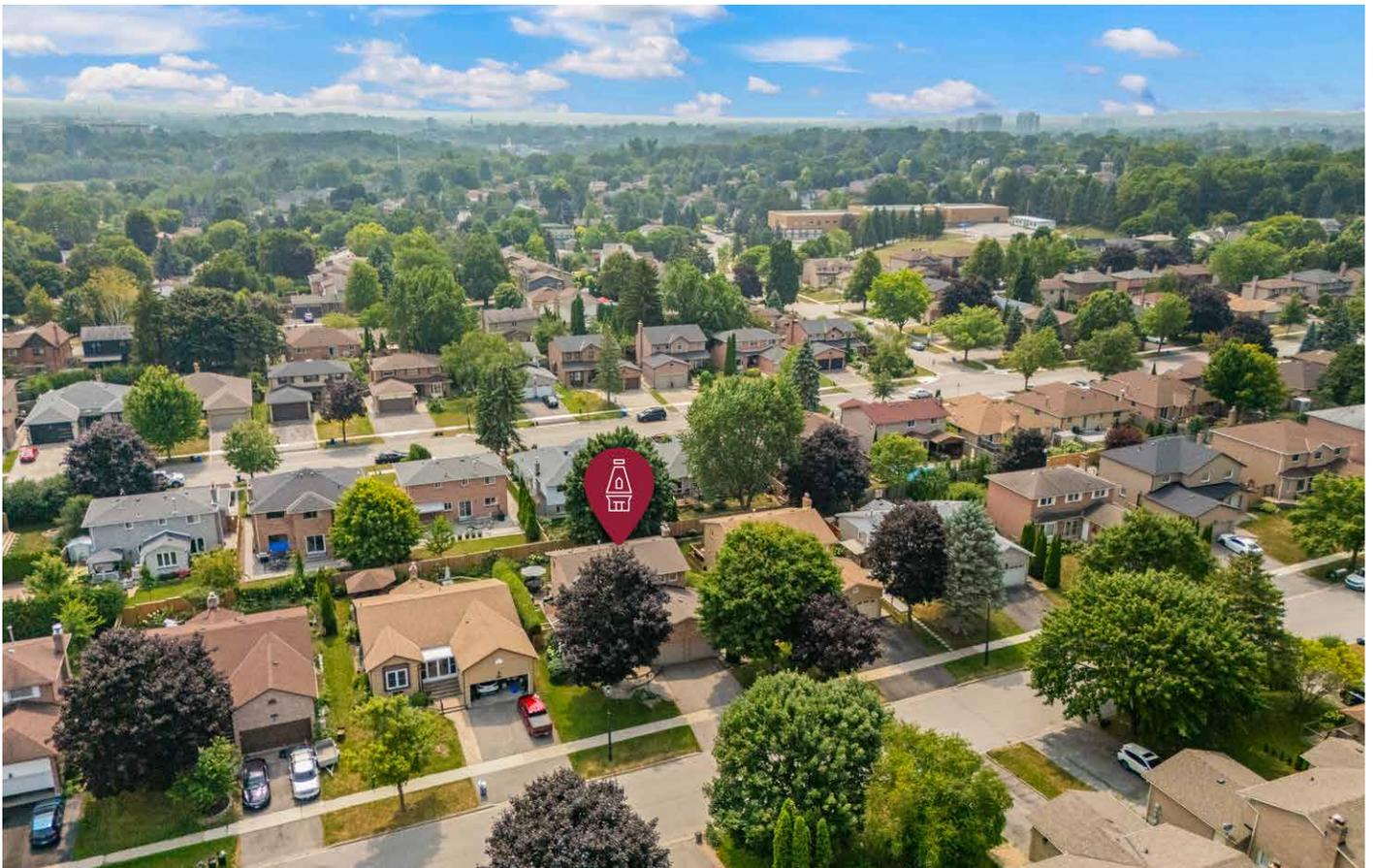
From the cozy gas fireplace in the family room to the fully finished basement this home offers space to unwind on every level.



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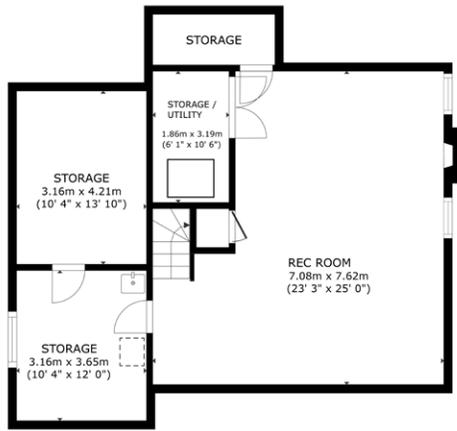




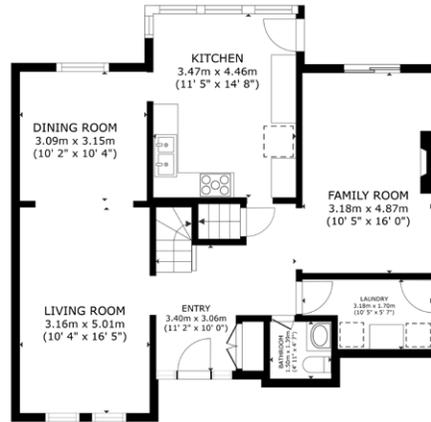


# Floor Plans

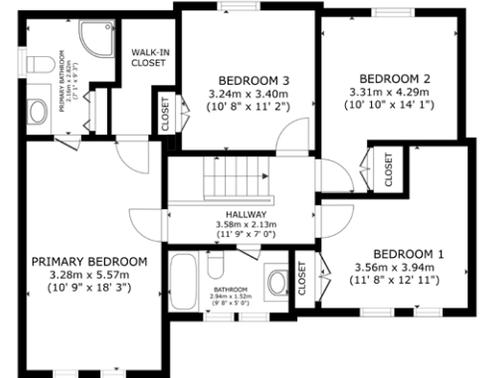
Total Exterior Area: 2,638 sq ft



BASEMENT



MAIN FLOOR



SECOND FLOOR

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

3D Virtual Tour, Video & more at  
[www.522Malvern.ca](http://www.522Malvern.ca)

VIEW ONLINE



SCAN ME



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# Newmarket

## Local Area Report

With great schools, lush parks and over 20 local rec facilities, this Newmarket neighbourhood is perfect for families. Quick access to transit and nearby safety services add everyday ease to this vibrant, walkable town.



### SCHOOLS

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



#### Denne PS

Designated Catchment School  
Grades PK to 8  
330 Burford St

#### Dr John M Denison SS

Designated Catchment School  
Grades 9 to 12  
135 Bristol Rd

#### Poplar Bank PS

Designated Catchment School  
Grades 3 to 8  
400 Woodspring Ave

#### 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 24 recreation facilities within a 20 minute walk from this address.



#### Max Stiles Park

365 Main St N

5 mins

#### Marilyn Powell Park

449 London Rd

6 mins

#### Denne Bush

400 Bristol Rd

6 mins

#### FACILITIES WITHIN A 20 MINUTE WALK

- 3 Playgrounds
- 1 Dog Park
- 2 Basketball Courts
- 3 Ball Diamonds
- 7 Sports Fields
- 1 Sports Court
- 4 Trails

### 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, and the nearest rail transit stop is a 9 minute walk away.

#### Nearest Street Level Transit Stop

Main St / Bristol Rd

2 mins

#### Nearest Rail Transit Stop

East Gwillimbury GO

9 mins

### SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a hospital, a police station, and a fire station within 3km.

#### Southlake Regional Health Centre

596 Davis Dr

#### Fire Station

984 Gorham St

#### Police Station

240 Prospect Street

### VIEW ONLINE

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



# 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.



KNOWN | LIKED | TRUSTED



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