

toombs.team/18-herefordshire

For Sale

18 Herefordshire Cres

EAST GWILLIMBURY, ONTARIO



COLDWELL BANKER
THE REAL ESTATE
CENTRE, BROKERAGE



**TOOMBS
TEAM**
REAL ESTATE GROUP

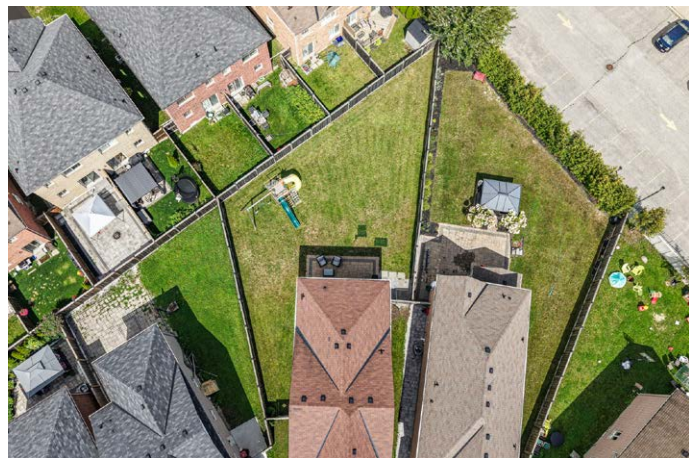
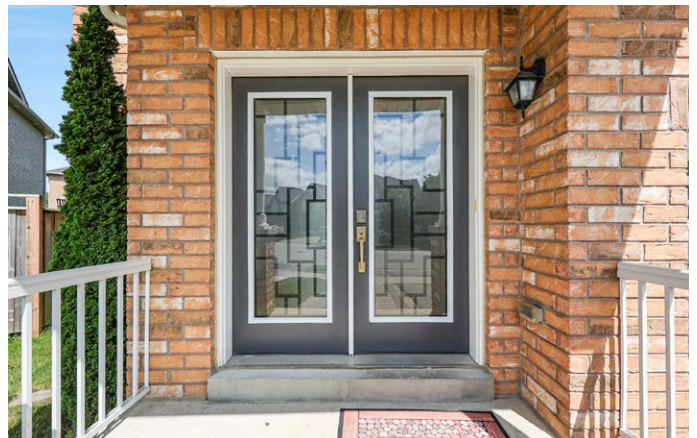
Property Overview

Set on one of the largest pie-shaped lots on the street, this beautifully maintained 4-bedroom home in East Gwillimbury's Woodland Hill community offers far more space than its exterior suggests. Step inside to a bright, open floor plan with separate living, dining, and family rooms on the main level, plus a fully finished basement — giving a growing family plenty of room to spread out.

Upstairs, four generous bedrooms provide space for the whole family, while the open-concept kitchen and breakfast area walk out to a patio overlooking one of the most impressive backyards in the neighbourhood — ideal for a future pool or your dream outdoor retreat. Freshly painted throughout, with main floor laundry and a natural gas BBQ hookup for effortless entertaining.

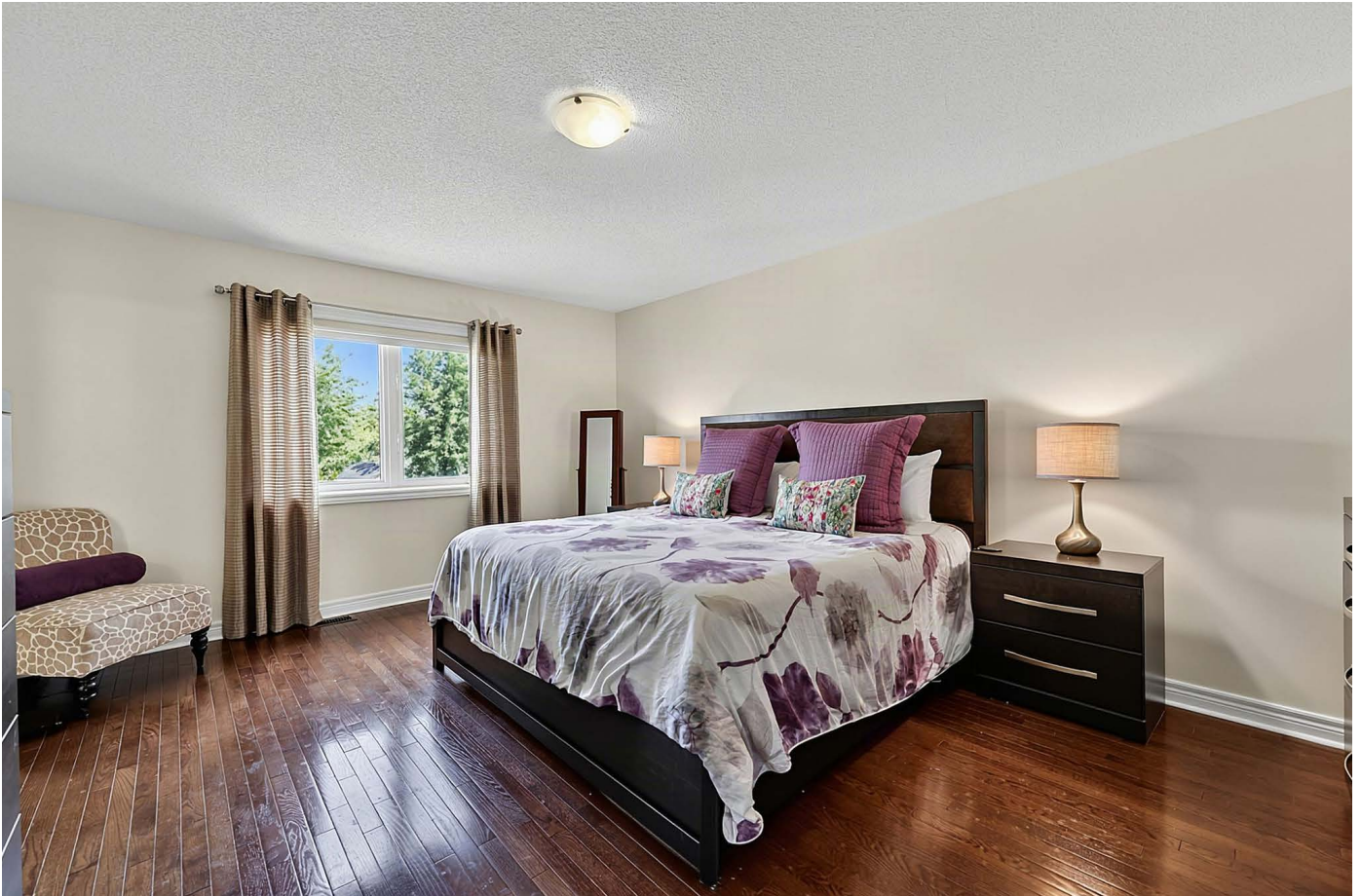
Ideally located within the highly sought-after Phoebe Gilman French Immersion Public School boundary, close to shopping along Yonge Street, and with easy access to both Highway 400 and Highway 404. A wonderful opportunity for a growing family to put down roots.

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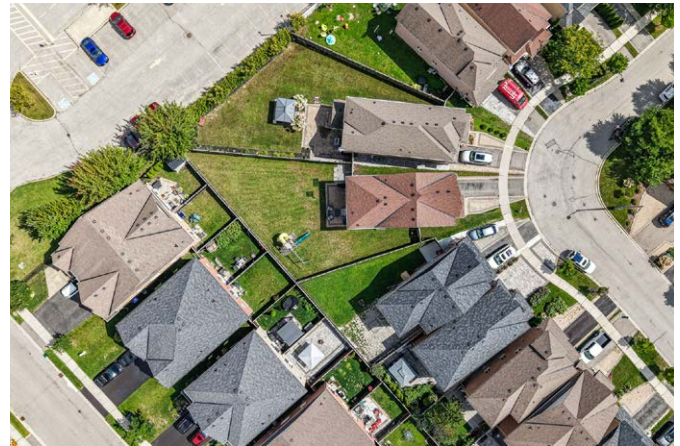












WHY YOU'LL LOVE IT

01

A Standout Lot

One of the largest pie-shaped lots on the street, offering an expansive backyard with plenty of room to enjoy, entertain, or create your dream outdoor retreat.

02

More Space Than Meets the Eye

A home that feels surprisingly spacious from the moment you step inside, with generous rooms and an easy flow throughout.

03

Room for Everyone

Four generous bedrooms upstairs, plus separate living, dining, and family rooms on the main level, giving everyone space to spread out.

04

Your Own Backyard Retreat

The expansive, sun-filled backyard offers endless potential, whether you envision a future pool, outdoor entertaining area, or simply more room to enjoy summer days.

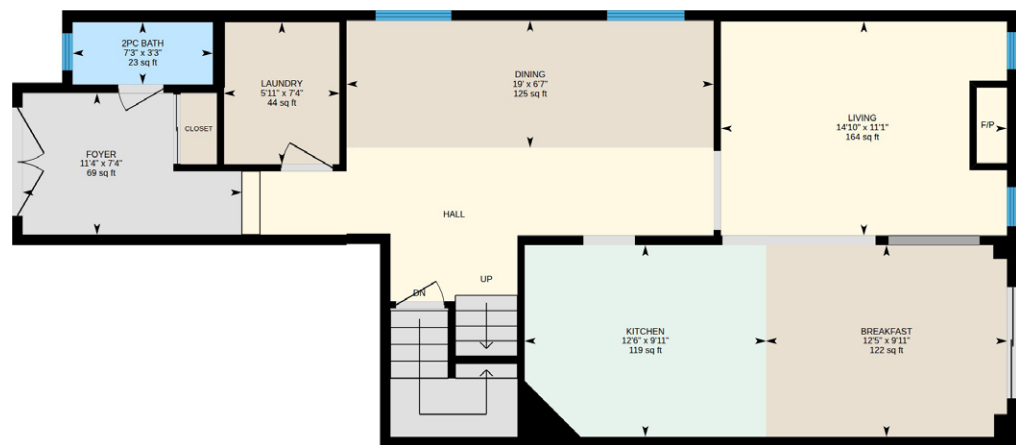
05

Connected to What Matters

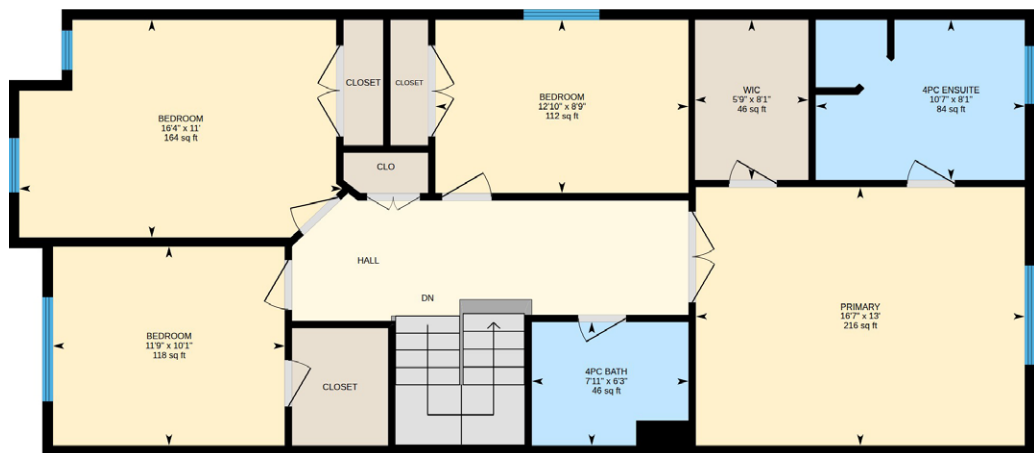
Within the Phoebe Gilman French Immersion boundary, close to Yonge Street shopping, and conveniently connected to Highways 400 and 404.



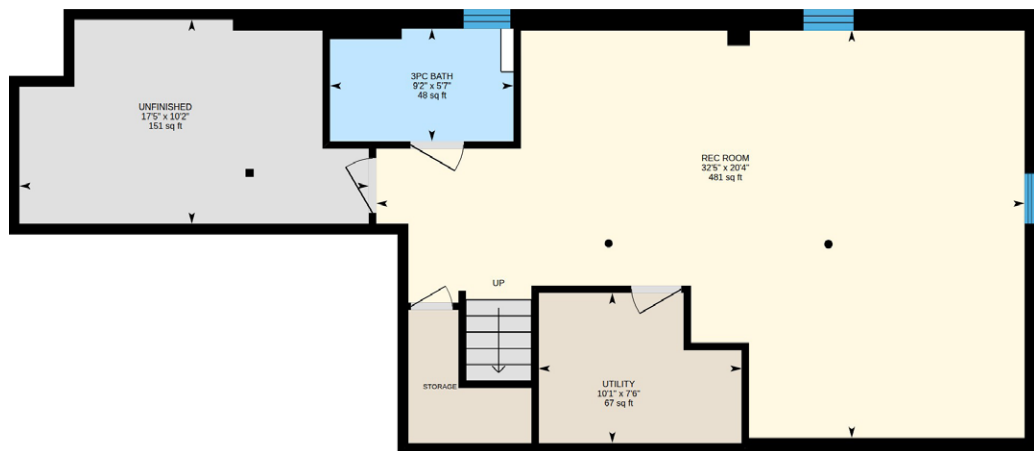
Floor Plans



Main Floor



2nd Floor



Basement (Below Grade)

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

East Gwillimbury

Local Area Report

Nestled in a prime East Gwillimbury neighbourhood, 18 Herefordshire Crescent 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

Phoebe Gilman PS

Designated Catchment School
Grades PK to 8
145 Harvest Hills Blvd

Poplar Bank PS

Designated Catchment School
Grades 3 to 8
400 Woodspring Ave

LookDeeper

Dr John M Denison SS

Designated Catchment School
Grades 9 to 12
135 Bristol Rd

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 13 recreation facilities within a 20 minute walk from this address.



 **Harvest Hills Park**
531 Woodspring Ave
   

 **Peggy's Wood Park**
2 Nature Way Crescent
 


2 mins

 **Bonshaw Avenue Park**
126 Bonshaw Ave
   


11 mins


7 mins

FACILITIES WITHIN A 20 MINUTE WALK

4 Playgrounds	1 Sports Court
2 Basketball Courts	2 Trails
4 Sports Fields	1 Arts/Performance Facility
1 Splash Pad	

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only 3.1 km away, and the nearest street transit stop is a 3 minute walk away.

 **Nearest Rail Transit Stop**
Newmarket GO

 **Nearest Street Level Transit Stop**
Woodspring Av / Harvest Hills Blvd


3 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a hospital, and a police station within 4km.

 **Southlake Regional Health Centre**
596 Davis Dr

 **Fire Station**
125 McCaffrey Rd

 **Police Station**
240 Prospect Street



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