

[www.21151Warden.ca](http://www.21151Warden.ca)

For Sale

# 21151 Warden Ave

QUEENSVILLE, ONTARIO



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



**TOOMBS  
TEAM**  
REAL ESTATE GROUP



# Property Overview

Escape to the countryside while staying connected to the city with this beautiful 25-acre parcel in East Gwillimbury.

Ideally located with quick access to Highway 404, this exceptional property offers a rare opportunity to build your dream country estate, invest for future development, or simply enjoy the serene rural lifestyle.

The existing 4 bedroom Farm House is in need of repair but does provide spacious living quarters for 2 separate rental units, while the detached 6-car garage and expansive workshop are perfect for hobbyists, contractors, or storage needs.

A standout feature is the massive 32' x 100' structure ideal for storage, a future equestrian facility, or a variety of other uses. The land boasts dual road frontage (Warden Ave & Holborn Rd), a picturesque 3/5-acre pond, and gently rolling open acreage. Utility ready with Enbridge Gas & Bell Fibre available at the road. Whether you're a builder, investor, or nature enthusiast, this is a must-see property with endless potential.

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# WHY YOU'LL LOVE IT

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01

## **Acreage with Unlimited Potential**

Enjoy 25 acres of scenic countryside that blend peaceful rural charm with strategic investment potential. Whether you envision a private estate, future development, or an agricultural venture, the land offers unmatched flexibility.

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02

## **Conveniently Connected**

Live the country life without sacrificing accessibility, located minutes from Highway 404, you're just a short drive to urban conveniences, making commuting or traveling effortless.

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03

## **Versatile Structures for Every Need**

The existing 4-bedroom farmhouse offers two separate rental units, while the detached 6-car garage, expansive workshop, and 32ft x 100ft building provide ideal spaces for hobbyists, equestrian enthusiasts, contractors, or storage solutions.

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04

## **Natural Beauty & Privacy**

Experience true tranquility with gently rolling land, mature trees, and a picturesque 3/5-acre pond, perfect for relaxation, wildlife watching, or weekend bonfires under the stars.

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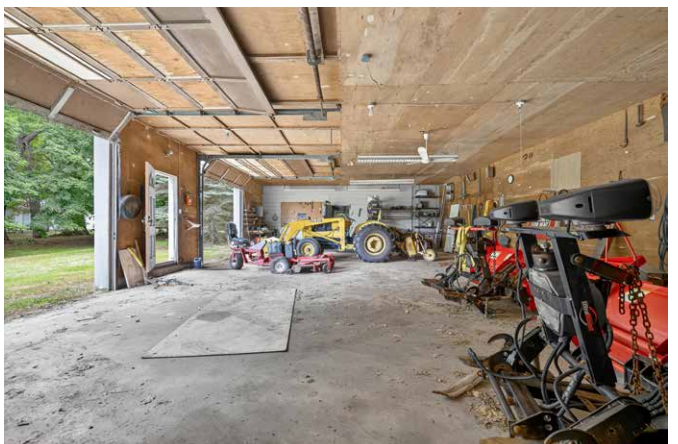
05

## **Utility-Ready & Dual Access**

The property is primed for development or expansion with Enbridge Gas and Bell Fibre at the road, plus rare dual road frontage on Warden Ave and Holborn Rd, enhancing both convenience and long-term value.









# Queensville

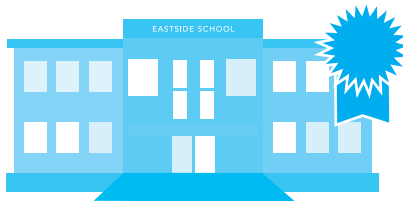
## Local Area Report

Enjoy the perfect blend of nature and convenience at 21151 Warden Avenue, close to top-rated schools, recreation centres, golf, and quick access to Highway 404, all in a peaceful East Gwillimbury setting.



### SCHOOLS

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



#### Queensville PS

Designated Catchment School  
Grades PK to 6  
20317 Leslie St

#### Huron Heights SS

Designated Catchment School  
Grades 9 to 12  
40 Huron Heights Dr

#### 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.

Fun is easy to find at the parks near this home. There are lots of opportunities for sports, relaxation and play in nearby parks and recreation facilities.



#### North Union Community Centre

Boag Road

#### Queensville Community Centre

Queensville Side Rd

#### East Gwillimbury Sports Complex

1914B Mt Albert Rd

#### Shawneeki Golf Club

18543 Woodbine Avenue

### TRANSIT

For convenient travel around the city, public transit is accessible from this home.

#### Nearest Street Level Transit Stop

Woodbine Ave. @ Hwy. 404 Park & Ride

### 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 13.33km.

#### Southlake Regional Health Centre

596 Davis Dr

#### Fire Station

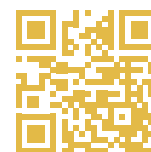
1590 Queensville Side Rd

#### 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.



KNOWN | LIKED | TRUSTED





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**Brenda Ernst**

Realtor® & Stager

(905) 252-0028 (Cell) • 905-252-8326 (Office)

Brenda@ToombsTeam.ca



**Darcy Toombs**

Broker & Team Leader

(905) 251-1418 (Cell) • 905-252-8326 (Office)

Darcy@ToombsTeam.ca

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