

#### WELCOME TO

# Fourteen Walter Proctor Road

### WHERE HOME IS CALLING

Experience suburban living at its finest in one of East Gwillimbury's most desirable neighbourhoods. Welcome to 14 Walter Proctor Road, a beautifully maintained 3-bedroom, 3-bathroom freehold townhome in the highly desirable Sharon Village community. This elegant 2-storey home offers a contemporary lifestyle with bright interiors, modern finishes, and practical space for growing families or professionals seeking space, quality, and convenience. This home is perfectly positioned in one of the most family-friendly and scenic neighbourhoods. Close to parks, trails and highways, retail plazas, excellent schools and EG's new Health and Active Living Plaza, while still offering the charm of a quiet, established community.

See virtual tour and videos on 14WalterProctor.com









### **PARTICULARS** of this property

Possession Date | Immediate / TBA

Taxes | \$5,126.43 (2025)

LOT | 21.98 x 103.35 ft

Sq. Footage | 1,918 sq ft (MPAC)

+ 1,042 Basement

Year Built | 2017

Bedrooms | 3

Washrooms | 3

Garage | 2 Cars - 412 sq ft

Driveway | 1 Car - Private

Mechanics | Forced Air, CAC, HRV

Heat Source | Gas

#### Extras:

Refrigerator

Stove & Oven

Range Hood

Dishwasher

Washer & Dryer

All Light Fixtures

**All Window Coverings** 

Hot Water Heater (Owned)

Water Softener (Owned)

#### **Elementary Schools:**

Sharon Public School

Our Lady of Good Counsel Catholic School

#### **Secondary Schools:**

**Huron Heights Secondary** 

Newmarket High School (French)

Sacred Heart Catholic School

#### **Private Schools:**

Pickering College (JK-12 Coed)

St. Andrew's College (Gr5-12 Boys)

St. Anne's School (Gr5-12 Girls)

Aurora Montessori School (NS-Gr8 Coed)



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Scan QR code to see video home tour and more!

## **Floor Plans**









Plan is not to scale. Sole purpose of plan is to show approximate location of a lot/block within a subdivision. The numbering, size, dimension, area, shape and location of the lots/blocks may vary from what is shown on the plan. All dimensions are approximate. The Vendor tries to ensure the accuracy of the information at the time the plan is prepared, however modifications to the plan may have occurred since its preparation and errors do occur. E. & O. E.



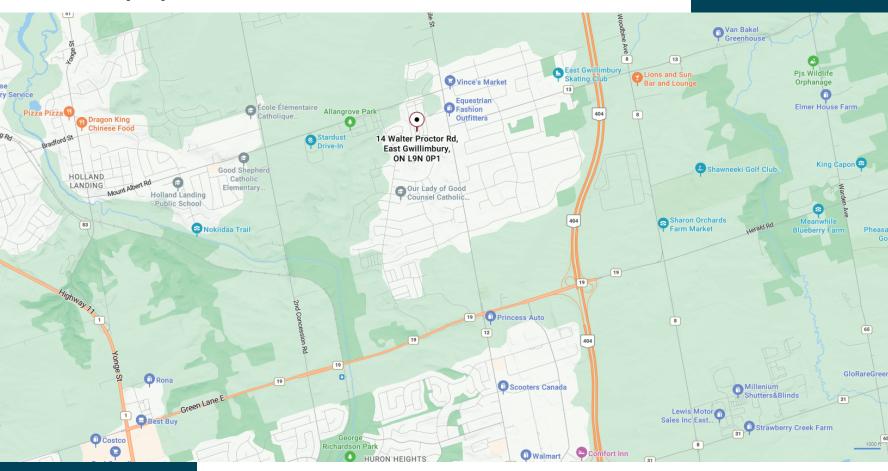








# **Community Map**





14WalterProctor.com

