

CHANTEL  
CRISP  
REAL ESTATE TEAM



940 Vistula Drive  
Frenchman's Bay

## Welcome Home

Spacious Westshore home in prime Frenchman's Bay backing onto the ravine and steps to the lake! Perfect for the family who loves the outdoors and entertaining. Ideally situated on a vast 60ft wide lot surrounded by greenery, top schools, parks, and waterfront trails waterfront trails & potential for GARDEN SUITE: Build a legal 2nd house on the property! Report available. Minutes to GO train, marinas, beach and Nautical Village. It feels like a cottage living in the city, with a quick commute to the Downtown core. Meticulously cared for, this classic home boasts oak hardwood floors throughout, an abundance of natural light, a stone gas fireplace, oak staircase, a foyer with two closets, a large solid wood custom kitchen overlooking the beautiful ravine, a gas stove, pantry, and beverage station, plus a bonus main floor family room off the kitchen. Sit back and take in the serene backyard all year round, enjoy the BBQ gas line, large deck & patio while spotting the deer and birds. A perfect work-from-home setup in the finished basement - additional 3pc bathroom, large bedroom and a roomy separate nook perfect for an office/gym with tons of privacy and storage. Great property for multigenerational families or investmen

- **4 + 2 Bedrooms**
- **3 Bathrooms**
- **5 Parking Spots**
- **Ravine Lot**
- **Garden Suite Potential!**









## Features

### FOYER

- Ceramic floor
- Hardwood oak staircase
- Overlooks living room
- Freshly painted

### LIVING ROOM

- Oak hardwood floors
- Stone gas fireplace
- Large windows
- Freshly painted

### DINING ROOM

- Oak hardwood floors
- Large window
- Freshly painted

### KITCHEN

- Stone backsplash
- Large window over sink overlooking backyard
- Beverage corner
- Freshly painted
- Plenty of storage space
- Gas Stove
- Overlooking family room

### FAMILY ROOM

- Oak hardwood floors
- French doors to deck
- Freshly painted

### POWDER ROOM

- 2-piece bathroom
- Vanity mirror with storage
- Window
- Freshly painted

### PRIMARY BEDROOM

- Hardwood floors
- Large window
- His and Hers closets
- King size bed
- Freshly painted

### SECOND BEDROOM

- Hardwood floors
- Large window
- Closet
- Freshly painted

### THIRD BEDROOM

- Hardwood floors
- Large window
- Freshly painted
- Closet

### FOURTH BEDROOM/OFFICE

- Hardwood floors
- Large window
- Freshly painted

### SECOND FLOOR BATHROOM

- 4-piece bathroom with tub/shower combo
- Jacuzzi tub
- Large window
- Sleek vanity with storage

### BASEMENT

- Freshly painted
- Potential to add a separate entrance
- Window







#### LOWER BATHROOM

- 3-piece with shower, toilet and sink
- Freshly painted
- Towel Rack
- Vanity with storage

#### FOURTH BEDROOM

- Freshly painted
- Window

#### LAUNDRY ROOM

- Washer & Dryer
- Built-in shelving
- Freezer
- Fridge

#### BACKYARD

- Large Deck
- Barbeque
- Backs onto ravine

#### EXTERIOR

- Ravine lot
- Garage
- Large driveway
- Garden Suite Potential (report available)

#### SPECIFICATIONS

- Detached
- Year Built: 1967
- Lot size: 60.06 x 120.21
- Property Tax Year: 2023
- Property Taxes: \$6,000.32
- # Of Beds: 4 + 2
- # Of Baths: 3
- Square Footage: 1562 sqft
- Garages: 1
- Driveway Parking Spots: 4
- Total Parking Spots: 5
- Included Chattels: All Appliances, Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Napoleon BBQ, Chest Freezer & Small Basement Fridge
- Excluded Chattels: None
- Rental Items: Hot Water Tank

#### LIST OF FEATURES & UPGRADES

##### 2021

- New Air Conditioning

##### 2015

- New High Efficiency Furnace

##### 2013

- New Roof

## Neighbourhood: Frenchman's Bay

### NEIGHBOURHOOD FEATURES NEAR PROPERTY

- Transit Access: Go Train, Durham Region Transit
- Major Highways: Highway 401
- Groceries: Metro, Food Basics, Farmboy, Loblaws, FreshCo
- Shopping: Pickering Town Centre, Nautical Village
- Entertainment: Nautical Village, Cineplex Cinemas Pickering and VIP, Frenchman's Bay Yacht Club, Pickering Recreation Complex, West Rouge Community Club Tennis Courts
- Coffee Shops: Open Studio Art Cafe, Starbucks, Second Cup
- Parks: Rotary Frenchman's Bay West Park, Bruce Hanscombe Memorial Park
- Restaurants: Port, The Sailing Restaurant and Bar, State & Main, Amici, Moxies, Pickle Barrel
- Gyms: F45 Training Pickering Central, Modo Yoga Pickering, Goodlife Fitness
- Hospitals: Lakeridge Health Ajax Pickering Hospital, Scarborough Centenary

### SCHOOLS

- Elementary – Frenchman's Bay Public School, Fairport Beach Public School, Father Fénelon Catholic School
- Secondary – Dunbarton High School, Pine Ridge Secondary School, Pickering High School, St Mary Catholic Secondary School

## Floor Plans





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## Chantel Crisp

BROKER

- 📞 416.443.0300
- ✉ info@chantelcrispteam.com
- 📷 chantelcrispteam

[www.chantelcrisp.com](http://www.chantelcrisp.com)

SHOPS AT DON MILLS

8 Sampson Mews, Suite 201, Toronto, ON M3C 0H5



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