

176 WILLOW LANE

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KORMENDYTROTT.COM





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4 BEDROOMS



2.5 BATHS



1,917 SQ.FT



6 PARKING







welcome home

Welcome to 176 Willow Lane, a beautifully updated 4-bedroom, 2.5-bathroom detached home nestled in one of Newmarket's established, family-friendly neighbourhoods. Enhanced with quality renovations over the years, this home features rich quarter-sawn oak flooring, a thoughtfully remodelled kitchen with granite countertops and premium Frigidaire Gallery appliances, and a warm family room centred around a new gas fireplace. Outside, you'll appreciate the professionally landscaped curb appeal, paver stone walkway, durable stone-coated steel roof, and spacious 16' x 20' backyard deck—perfect for entertaining. Conveniently located near excellent schools, parks, shopping, Highway 404, and the GO Station, this home offers the ideal blend of quality craftsmanship, comfort, and everyday convenience.

**CONTACT THE KORMENDY TROTT TEAM
TODAY FOR MORE INFORMATION:**

1 (800) 617-0090
info@kormendytrott.com

“THE
KITCHEN
IS THE
HEART
OF THE
HOME”





main floor







second level





basement







GROUND FLOOR

- Front door with glass insert & 2 sidelights
- Smooth ceilings
- Foyer with 12" x 24" marble tiles
- Solid $\frac{3}{4}$ " x 4 $\frac{1}{4}$ " Quarter Sawn Oak floors
- New Oak stair treads, metal spindles and newel post (2022)
- **POWDER ROOM**
 - 12" x 12" tiles
 - Vanity with molded sink, toilet, exhaust fan
- **MUDROOM**
 - LG® Washer with HydroShield™ Technology
 - LG® Dryer with Smart Drum™ Technology™
 - 12" x 12" tiles
 - Cabinets and utility sink with entry to the garage
- **FAMILY ROOM**
 - Solid $\frac{3}{4}$ " x 4 $\frac{1}{4}$ " Quarter Sawn Oak floors with Oak flush-mount vent
 - Crown molding
 - Gas fireplace (2024) with brick hearth and surround
 - Hunter Douglas® blinds
 - Painted (2026)
 - Window (2019)
- **LIVING ROOM**
 - Solid $\frac{3}{4}$ " x 4 $\frac{1}{4}$ " Quarter Sawn Oak floors with Oak flush-mount vent
 - Crown molding
 - California shutters
- **DINING ROOM**
 - Solid $\frac{3}{4}$ " x 4 $\frac{1}{4}$ " Quarter Sawn Oak floors with Oak flush-mount vent
 - Crown molding
 - California shutters, Window (2019)

KITCHEN (REMODELLED)

- **FRIGIDAIRE® GALLERY STAINLESS STEEL APPLIANCE PACKAGE**
 - Counter-depth French door refrigerator with water & ice dispenser & bottom freezer
 - 5 burner convection oven
 - Dishwasher
 - Built-in microwave
- Porcelain backsplash
- Soft close shaker style cabinets with beveled edges
- Cabinet crown molding and light rail molding
- Under cabinet lighting
- Granite counter-top with beveled edges
- Black stone granite sink
- Hunter Douglas® blinds
- Soft-close drawers
- LED pot lights
- New light fixture (2026)
- Solid ¾" x 4 ¼" Quarter Sawn Oak floors with Oak flush-mount vent
- Window (2019)
- Sliding door with inside blinds

SECOND FLOOR

- Four bedrooms | Two bathrooms
- Solid ¾" x 4 ¼" Quarter Sawn Oak floors (2022) with Oak flush-mount vent in bedrooms and hallway
- **PRIMARY BEDROOM**
 - California shutters
 - Crown molding
 - 4-piece bathroom (remodelled), vanity with marble counter with undermount sink, tiled shower with wall niche, 12" x 12" tiles
 - New bathroom window (2026)
 - Walk-in closet with closet organizers
- **2ND, 3RD & 4TH BEDROOMS**
 - Back bedroom window replaced (2026) other 2 bedroom windows replaced 2010
 - California shutters, 1 bedroom has new blinds
- 4-piece bathroom (remodelled): vanity with marble bevelled edge counter top with undermount sink, tiled shower, 12" x 24" floor tiles, new bathroom window (2026), blinds
- Linen closet

BASEMENT

- Painted (2023)
- Luxury Vinyl Plank with cork backing floors (2023)
- Office
- Rec room
- Utility & storage rooms with auto sensor lights
- Cold room with auto sensor lights

OUTSIDE

- Stone coated steel roof (2017)
- Vinyl siding, soffit, fascia, eavestroughs and downspouts (2017)
- Gutter guards on lower level eavestroughs
- Brick and vinyl exterior
- Professionally landscaped
- Paver stone walkway, porch & entrance pillar with integrated lighting
- Fully fenced backyard with wood deck
- Steel side door to mudroom (2022)
- 16' x 20' back deck (2020)
- Back door to garage
- No sidewalk in front

MISCELLANEOUS

- Carrier®  furnace
- Trane® XR11 air conditioner
- Carrier® whole home humidifier
- Hot water tank - owned (2024)
- Culligan® water softener - owned (2021)
- Sump pump
- Bar-B-Q gas line

Items included

specifications

TYPE	Detached
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LEVELS	2
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YEAR BUILT	1984
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SQUARE FEET	1,917
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BEDROOMS	4
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BATHROOMS	
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4 piece	2
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2 piece	1
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LAUNDRY	Main
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DRIVEWAY PARKING	4
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GARAGE PARKING	2
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FRONT EXPOSURE	East
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LOT	
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Frontage	50.41FT
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Depth	110.28FT
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2026 PROPERTY TAXES	\$4,999.60
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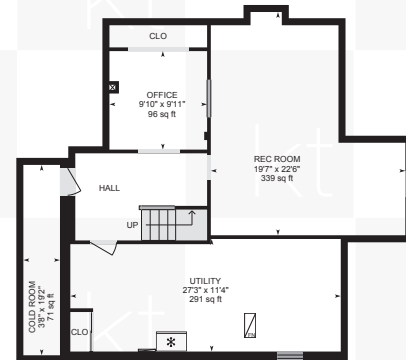
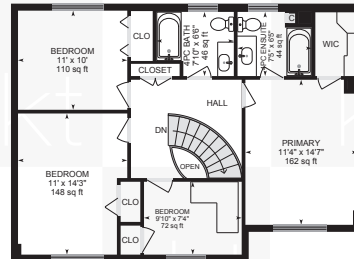
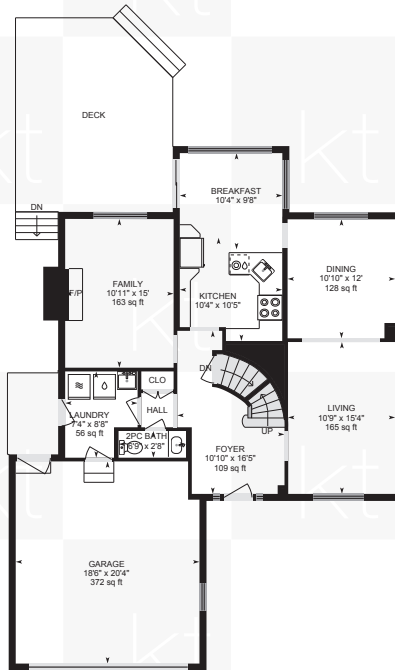
HEAT SOURCE	Natural Gas
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EST. RENTAL INCOME	\$3,300
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*Room sizes, year built, lot dimensions, taxes and all other specifications are approximate. Square footage source: Floorplan. Buyers and/or their agent are responsible for determining exact figures

176 WILLOW LANE

Measurements and calculations are approximate
To be used as guidelines only



neighbourhood

WELCOME TO THE BRISTOL-LONDON NEIGHBOURHOOD !

The Bristol-London neighbourhood is an established and desirable community, offering a unique blend of history, mature surroundings, and modern convenience. Developed primarily during the 1970's and 1980's, the neighbourhood was built on farmland once owned by the prominent Denne family, early Newmarket settlers who operated a successful food packing and pickle business that played an important role in the town's agricultural economy. Their legacy remains today through landmarks such as Denne Boulevard and nearby Denne Public School. Many of the community's street names—including Bristol, London, Lancaster, Liverpool, Buckingham, Derby, Sheffield, and Yorkshire—reflect English cities and counties, giving the neighbourhood its distinctive identity. Today, Bristol-London is known for its spacious homes, mature trees, quiet streets, and welcoming atmosphere. Residents enjoy convenient access to Highway 404, the Newmarket GO Station, Upper Canada Mall, and a wide variety of restaurants, shopping, and recreation facilities. Nature lovers can explore the Rogers Reservoir Conservation Area and Mabel Davis Conservation Area, both offering scenic walking & biking trails, birdwatching, and peaceful green space. With its rich history, excellent amenities, and strong sense of community, Bristol-London continues to be one of Newmarket's most sought-after neighbourhoods.



SCHOOLS.



MAPLE LEAF PS (JK-8)

155 Longford Dr.
905-895-9681

2MIN 6MIN

DR. JOHN M. DENISON SS (9-12)

135 Bristol Rd.
905-836-0021

4MIN 20MIN

CANADIAN MARTYRS CES (JK-8)

170 London Rd.
905-895-9173

2MIN 10MIN

SACRED HEART CSS (9-12)

908 Lemar Rd.
905-895-3340

9MIN 47MIN

AMENITIES.



UPPER CANADA MALL

- over 200 stores and services including Sport Chek, Toys "R" Us, Apple, Aritzia, lululemon, Zara, banks and restaurants.

7MIN 23MIN

SILVER NEWMARKET CINEMAS & XScape ENTERTAINMENT CENTRE

7MIN 35MIN

RIOCAN GREEN LANE CENTRE

- Costco Business Centre
- Reitmans
- Michaels
- Sleep Country
- Bulk Barn
- Milestones
- Kelseys Original Roadhouse
- TD Canada Trust

7MIN 34MIN

ROGERS RESERVOIR CONSERVATION

- Hiking & Biking Trails
- Wildlife

6MIN 52MIN

MABEL DAVIES CONSERVATION

- Hiking & Biking Trails
- Wildlife

7MIN 33MIN

NEWMARKET GO STATION HIGHWAY 404

5MIN 20MIN
10MIN

CALL/TEXT

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SOCIAL

