

WELCOME TO 224 CRYSTAL BEACH BOULEVARD

Imagine a home with such sweeping views of the waterfront that you think you might be in Malibu, but really you are overlooking Lake Ontario from Port Whitby, just a 30-minute drive outside of downtown Toronto.

Located near the Thickson's Woods Nature Reserve, 224 Crystal Beach Boulevard is rich in nature, trees, and wildlife. The private road offers the only access to a beautiful beach that provides for peaceful seclusion.

This charming home, built in 1960, tells a wonderful Canadian story. The original home owner was the co-founder of the Canadian Juno Awards and welcomed many renowned Canadian musicians. In honour of this history, it has not only been completely updated, but lovingly restored over the years to maintain the integrity of its mid-century modern design.

This home was taken back to the studs between 2010 - 2015 and fully re-insulated, wired with 200 amp electric service and given updated plumbing. It has been modernized with a geothermal heating and AC system that is efficient and provides economical and environmental benefits. This was all done with respect for the quality of the original workmanship and materials used and reflected in the current finishes of the home, such as the solid walnut wood-paneled walls.

Thickson Point is also known for a different type of visitor, as it is a premiere birding location in eastern Canada and welcomes people from all over Ontario and Quebec who come to view a wide variety of birds in the area.

Much has also been done to maintain the natural beauty of the property. Its mature trees are maintained by arborists and a full Rainbird in-ground sprinkler system self-waters the pristine gardens throughout the property. Extra care has been taken to ensure water pipes, hydro lines and internet cables running to the house are buried to preserve the natural surroundings and views.

The all-brick house offers a chef-inspired kitchen with full stainless steel Fisher Paykal appliances including gas stove, quartz countertops and backsplash. Of the three bedrooms, the Primary is located on the main floor with a walkout to the colourful gardens along with a 1960's inspired ensuite bathroom.

The 2023 updated dining room lets you enjoy your meals with a spectacular, unobstructed southern view of the lake to fully experience each breathtaking sunrise and sunset throughout every season. The wrap-around composite deck with glass railings invites the same view with the added pleasure of the fresh lake air.

An outdoor cabana with roll up window is another perfect place for outdoor entertaining. The home has one double-vehicle carport with two attached, fully-permitted, powered and insulated sheds that work for storage or workshops and one single-car carport with sliding-door storage area. It also features a double entrance driveway with exposed aggregate concrete embedded glow stone technology.

This property literally sparkles and is a destination that invites a lifestyle rich in the serenity of nature but with all the modern conveniences and comforts.

224 Crystal Beach Boulevard is more than just a home; it is home.



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The information contained in the fact sheet has been supplied to Chestnut Park® Real Estate Limited by the owner of the property. Chestnut Park® has relied on the owner's representations for the purposes of preparing the fact sheet.

SPECIAL FEATURES

- Survey and original building plans are available. All outbuildings were completed on-permit with the Town of Whitby
- All brick home - built in 1960 (renovated over the years to be completely updated maintaining the integrity of the original mid-century modern design and quality finishes)
- Legally joined double lot
- Fully updated, taken back to the studs and fully re-insulated, wired and plumbing (approximately 2010-2015)
- 200 AMP service
- Seven full-size double-door glass sliders
- Separate basement side entrance
- Fully landscaped, mature trees, professionally maintained by arborists
- Full in-ground Rainbird sprinkler systems with self-watering gardens throughout property
- Rough-in connection for outdoor propane fireplace
- Wrap-around composite deck with glass railing
- Double entrance driveway, exposed aggregate concrete (2019) with embedded Glow Stone technology (approximately \$65,000)
- Stamped concrete curbing
- One double vehicle carport with two attached powered/insulated sheds/workshops
- One single vehicle carport with sliding-door storage area
- Outdoor cabana with roll-up window for outdoor entertaining (propane hook-up possible)
- Full stainless steel Fischer Paykal appliance suite
- GE washer and dryer
- Geothermal heating and AC system (GeoComfort) - closed-loop vertical system - 2010.
- Propane gas fireplace on first floor; propane gas stove; propane hook-up outside available
- Full custom kitchen with Quartz countertop and black-splash
- Ensuite bathrooms upstairs and downstairs
- Hard-wired digital camera system
- All windows (glass) 2010, installed in original aluminum sliders as part of the restoration
- Average heating/AC/hydro costs approximately per month \$200-\$220
- Bell Fibre available in area
- Hot water tank owned, propane tank rental
- Engineered hardwood flooring throughout main floor
- Private waterfront road access
- Private road is only access to secluded waterfront beach area

UPDATES

- Driveway paved/finished in 2019
- Full dining room renovation in 2023
- Primary bedroom updated in 2023
- Vinyl roof approximately 2015
- Chain-link fenced side yard in 2022
- All valance lighting replaced with led lighting (was previously fluorescent) in 2023

EXCLUSIONS

- Outdoor dog kennels



SORRELLE A. GOLOMB | REALTOR®
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