

\$2,680,000 - 22 Hillholm Boulevard, Richmond Hill (bayview Hill)

MLS® #N12266455

\$2,680,000

4 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Bayview Hill, Richmond Hill (bayview Hill),
Ontario

Welcome to this beautifully maintained and thoughtfully upgraded Wycliffe executive home nestled in the sought-after Bayview Hill community. This rare gem sits on approximately 1/4 acre lot. Located in the Bayview Hill School District, one of the most sought-after in the region. Minutes to high-ranking schools, highways, shopping, parks, and community amenities. Property Highlights: Main Floor: Powder room and separate shower. This home features three enclosed rooms that can function as bedrooms: a converted living room, a family room, and an original study. The second floor boasts four bedrooms, each with its own bathroom. Three of these bedrooms are en-suites, providing maximum privacy. There's also a west-facing bedroom with a private hallway bathroom. The garage can be extended in front, allowing indoor parking for up to four vehicles. This property generated strong cash flow. Tenants all moved out now because the seller will relocate overseas, but the main floor study was previously rented for \$1,000 per month. Two south-facing upstairs en-suites were rented for \$1,300 to \$1,500 per month each, while the west-facing upstairs bedrooms were rented for \$1,100 to \$1,300 per month. This home is ideal for buyers seeking high-quality living while generating passive income to ease monthly expenses. It's



perfect for multi-generational families or savvy investors who want flexibility and strong rental returns. The current owner is relocating abroad soon, and the property is now ready for new owners to move in or lease out immediately. With the market at a relative low point, this is a rare opportunity to secure a spacious executive home in one of the GTA's most prestigious communities at the right time.
(id:6289)

Essential Information

Listing #	N12266455
Price	\$2,680,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	22 Hillholm Boulevard
Subdivision	Bayview Hill
City	Richmond Hill (bayview Hill)
Province	Ontario
Postal Code	L4B2J3

Amenities

Parking Spaces	12
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Oven - Built-In, Central Vacuum, Water Heater
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	2

Has Basement Yes

Exterior

Exterior Brick

Lot Description 83.6 x 155 FT ; Irre; As Per Survey*Fully Fenced

Foundation Brick

Listing Details

Listing Office JDL REALTY INC.



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