

\$1,879,000 - 44 Trench Street, Richmond Hill (mill Pond)

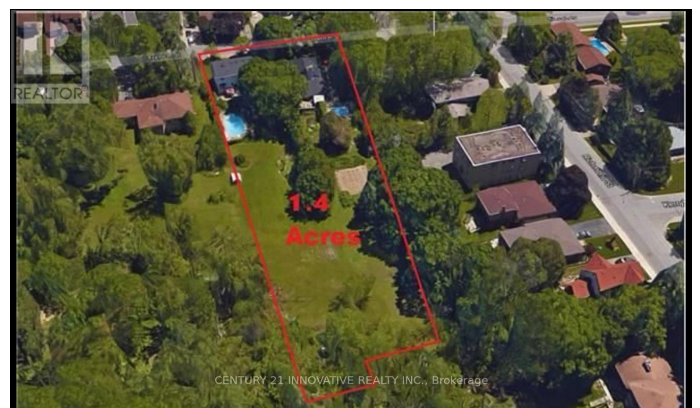
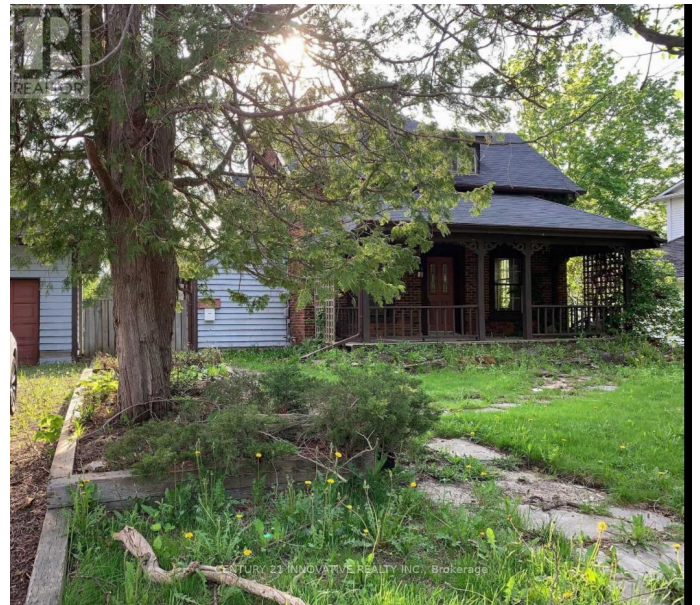
MLS® #N12375234

\$1,879,000

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Mill Pond, Richmond Hill (mill Pond), Ontario

An ultra-rare opportunity to acquire two side-by-side properties in the heart of Richmond Hills coveted Mill Pond community. Purchase Together or separately, 48 & 44 Trench Street offer a combined lot with 1.4 acres of land, backing onto protected ravine lands presenting a truly one-of-a-kind development canvas. Endless Possibilities Await: Build 3 custom estate homes across the frontage, Or multiple custom homes by maximizing the depth of the lot, Or pursue a high-density residential project with the potential to develop luxury townhomes. Property Features: Combined Lot Size: 1.4 acres, Zoning: Residential Ideal for custom builds or redevelopment, Topography: Ravine lot with west-facing views and conservation backing, Existing Homes: Two detached 2-storey houses with existing rental/income potential. Location Highlights: Surrounded by multi-million-dollar custom homes, Steps to Mill Pond Park, top-ranked schools, Richmond Hill GO, hospital, library, and Yonge Street amenities, Quiet, tree-lined street in one of the most sought-after neighborhood's in Richmond Hill. This is a rare infill opportunity with flexible exit strategies perfect for luxury builders, boutique developers, or investors with vision. (id:6289)



Essential Information

Listing # N12375234

Price	\$1,879,000
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	44 Trench Street
Subdivision	Mill Pond
City	Richmond Hill (mill Pond)
Province	Ontario
Postal Code	L4C3W5

Amenities

Features	Irregular lot size
Parking Spaces	6
Parking	Garage
# of Garages	1
Has Pool	Yes
Pool	Above ground pool

Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick
Lot Description	77 x 452 FT
Foundation	Unknown

Listing Details

Listing Office	CENTURY 21 INNOVATIVE REALTY INC.
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Listing information last updated on October 21st, 2025 at 5:31pm PDT