



For many people, buying or selling a home is part of something bigger. A move to retirement living. A downsizing decision. The settlement of a family estate.

When life changes, there can be a lot to manage. You don't need to know every step. **Just the first one.**

At Gordons Real Estate Brokerage, we help families, estate trustees, and professionals navigate life's major transitions with confidence. From real estate services to downsizing and estate settlement support, everything works together under one roof.

Since 1958, we've been the trusted partner people turn to when the details feel overwhelming. Our experienced realtors, project managers, downsizing specialists, and appraisers work together to ensure every project is managed professionally, efficiently, and with care.

Thank you for your interest in this property. If you have any questions, our team would be pleased to help.

Learn more at gogordons.com

UNDER ONE ROOF.

PROPERTY INFORMATION

Welcome to 2013 Shay Drive, a beautifully maintained 4-bedroom, 3-bathroom home offering a functional layout and plenty of space for growing families. The bright and inviting main floor features a walkout from the kitchen to a raised deck, creating the perfect space for summer barbecues, entertaining guests, or simply enjoying your morning coffee.

Upstairs, the spacious primary bedroom offers a walk-in closet and a private ensuite bathroom, providing a comfortable retreat at the end of the day. The finished basement adds even more living space and features a walkout to the backyard, making it ideal for a recreation room, home office, or multi-generational living.

Situated in one of Pickering's most convenient neighbourhoods, this home is just minutes from Highway 401 and the Pickering GO Station, making commuting to Toronto and surrounding areas quick and convenient. Families will appreciate the nearby parks, schools, and recreation facilities, while shopping, grocery stores, restaurants, and everyday amenities are all just a short drive away. Combining comfort, convenience, and an excellent location, this is a home you'll be proud to call your own.

PROPERTY DETAILS

ADDRESS: 2013 Shay Dr, Pickering ON, L1X 1Y1

TYPE: Single Family Detached

LEGAL DESCRIPTION: PCL 64-1 SEC 40M1379; LT 64 PL 40M1379
; PICKERING

SQ. FT:	2,083 above grade, 977 below grade (MPAC).
BEDROOMS:	4 bedrooms on upper level.
BATHS:	3; 2 piece on main level, 4 piece on upper level, 3 piece ensuite in primary bedroom.
LAUNDRY:	In basement.
BASEMENT:	Finished with walkout.
AGE:	40 YO (1986) (MPAC).
ELECTRICAL:	Breaker panel.
ROOF:	Asphalt shingles.
FOUNDATION:	Concrete.
FLOORS:	Mixed.
CEILINGS:	Stucco, drywall.
WINDOWS:	Vinyl.
EXTERIOR:	Brick.
INTERIOR:	Drywall.
PARKING:	Double wide paved driveway.
GARAGE:	Double car attached.
LOT SIZE:	34.45' X 100.07' (MPAC).
ZONING:	R1I – Residential First Density I

PROPERTY DETAILS *continued*

TAXES:	\$6,557.14 (2025).
ROLL #:	180102001612764
PIN #:	263780569
HIGH SPEED INTERNET:	Available.
HEATING:	Forced air natural gas.
COOLING:	Central Air.
COSTS:	\$95.00 (Enbridge), \$119.57 (Elexicon), \$203.42 (water and sanitary sewer).
RENTALS:	Hot water tank (\$31.17/month).
WATER:	Municipal.
WASTE:	Municipal.
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Fully fenced in private backyard, main floor raised deck, separate walkout from basement to backyard.
INCLUSIONS:	Fridge, oven, microwave, dishwasher, washer, dryer.
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	5% of purchase price.
SUGGESTED CLOSING:	Immediate.



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**FOR DOWNSIZERS.
ESTATE TRUSTEES.
POWERS OF ATTORNEY.**

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