



**190 Toll Rd**  
**King Ontario L9N 1G6**  
King Rural King York  
**SPIS:** No      **Taxes:** \$8,405/2025      **DOM:**

Detached      **Front On:** E      **Rms:** 9  
**Link:** N      **Acres:** 25-49.99      **Bedrooms:** 4  
2-Storey      **Washrooms:** 3  
1x3xMain, 1x5xMain, 1x3x2nd

**Lot:** 466 x 2214 Feet Irreg:  
**Dir/Cross St:** Bathurst St/Toll Rd  
**Directions:** Bathurst St/Toll Rd

**MLS#:** N13102966      **PIN#:** 034150067  
**Possession Remarks:** 60-90 days tba  
**Legal:** LT 55 ROTTERDAM ST S SIDE AMSTERDAM GOVERNMENT PL KING; LT 56 ROTTERDAM ST S SIDE AMSTERDAM GOVERNMENT PL KING; LT 57 ROTTERDAM ST S SIDE AMSTERDAM GOVERNMENT PL KING; PT E1/2 LT 17 CON 2 OLD SURVEY KING; PT LT 52 ROTTERDAM ST S SIDE AMSTERDAM GOVERNMENT PL KING; PT LT 53 ROTTERDAM ST S SIDE AMSTERDAM GOVERNMENT PL KING; PT LT 54 ROTTERDAM ST S SIDE AMSTERDAM GOVERNMENT PL KING; PT LT 1 VANDYKE ST E SIDE AND RUBENS ST W SIDE AMSTERDAM GOVERNMENT PL KING; PT LT 2 VANDYKE ST E SIDE AND RUBENS ST W

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Crawl Space / Unfinished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Propane <b>A/C:</b> Central Air <b>Central Vac:</b> No <b>Apx Age:</b> 0-5 <b>Year Built:</b> 2023 <b>Apx Sqft:</b> 2500-3000 <b>Lot Shape:</b> Rectangular <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Concrete <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> Main <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Wood <b>Gar/Gar Spcs:</b> Attached / 2 <b>Drive:</b> Private Triple <b>Drive Park Spcs:</b> 10 <b>Tot Prk Spcs:</b> 12 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Fireplace/Stove, Wooded/Treed <b>Interior Feat:</b> None	<b>Zoning:</b> GNH <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Well <b>Water Supply Type:</b> Drilled Well <b>Sewer:</b> Septic <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to Sale Price:</b> Included In <b>Oth Struct:</b> <b>Survey Type:</b> None
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	16.4	x 13.06	Hardwood Floor	Recessed Lights	Open Concept
2	Breakfast	Main	13.06	x 8.01	Hardwood Floor	Window	Recessed Lights
3	Dining	Main	13.68	x 13.06	Hardwood Floor	Window	W/O To Deck
4	Great Rm	Main	21.1	x 20.54	Hardwood Floor	Vaulted Ceiling	Window Flr to Ceil
5	Prim Bdrm	Main	15.49	x 13.02	5 Pc Ensuite	Hardwood Floor	W/I Closet
6	Br	Main	15.98	x 13.06	Hardwood Floor	Closet	Window
7	Laundry	Main	9.25	x 9.12	Porcelain Floor	Laundry Sink	Window
8	Br	2nd	13.19	x 13.06	Hardwood Floor	W/I Closet	Window
9	Br	2nd	13.16	x 12.57	Hardwood Floor	Closet	Ceiling Fan

**Client Remks:** Welcome to 190 Toll Road. Set on an expansive 33-acre homestead, this exceptional private retreat offers the perfect blend of luxury living and year-round outdoor enjoyment. Surrounded by nature with acres of private trails ideal for hiking and snowmobiling, the property delivers a rare sense of peace, privacy, and recreation right at your doorstep. Built just two years ago, this beautifully designed four bedroom, three bathroom home showcases modern finishes and thoughtful craftsmanship throughout. The chef-inspired kitchen features stunning quartzite countertops, complemented by engineered hardwood flooring, sleek porcelain tile, and a striking fireplace that anchors the main living space. Designed with both comfort and efficiency in mind, the home includes spray foam insulation and advanced Zip System exterior sheathing, providing impressive energy performance, durability, and year-round climate control. Modern conveniences continue with a built-in Sonos sound system, designer plumbing fixtures, security cameras, and a 400-amp electrical service for added functionality and future flexibility. Adding even more value, the property has an approved minor variance and a septic system designed to accommodate future expansion, making it ideal for a guest house, workshop, or additional living space. All this while enjoying the tranquility of a secluded country setting just a short drive to nearby amenities. Approximately 2,786 sq.ft. above grade plus an unfinished crawl space.

**Inclusions:** Fridge, Stove, Washer, Dryer, Owned Hot Water Heater.

**Listing Contracted With:** PAUL ZAMMIT REAL ESTATE LTD. Ph: 905-881-2181