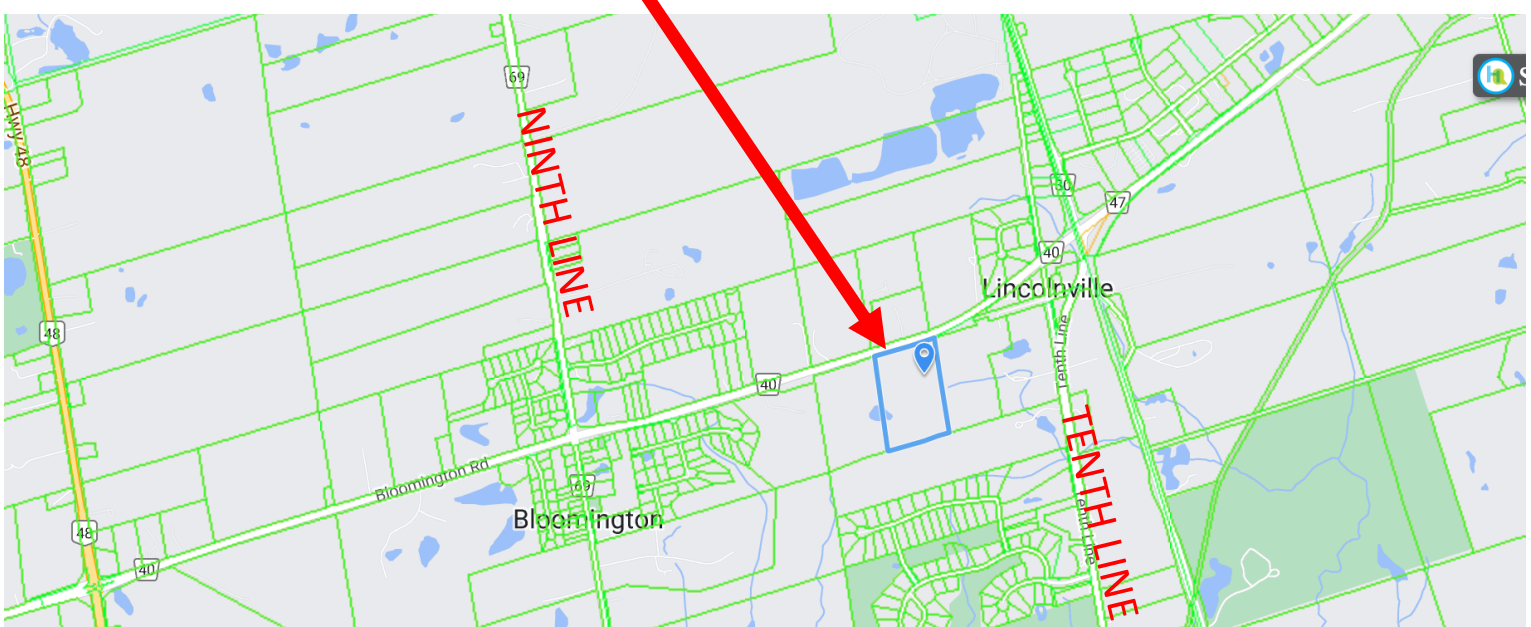




25 ACRES

**Bloomington Exposure
Great Visible Flat site.
Many new 1 Acre
Severances nearby**



- 853 Feet on Arterial Road Bloomington
- 11 min drive West to Hwy 404
- 4 min Drive South to Lincolnville GO STATION
- 12 Minute drive south to Hwy 407
- Hundreds of Multi Million Dollars Homes under construction



FOR SALE 

TOM
TSAMBOURLIANOS
BROKER

416-520-3601

@GTAHOTProperty

 **CENTURY 21**
Heritage Group Ltd. BROKERAGE
Each Office is Independently Owned and Operated





TOM TSAMBOURLIANOS
 Broker
 tom.tsambourlianos@century21.ca
 Ph: 416-520-3601
 FLORIDA USA:954-445-2611

Property Client Full

6523 Bloomington Road, Whitchurch-Stouffville, Ontario L4A 7X3

Listing

6523 Bloomington Rd Whitchurch-Stouffville
Active / Residential Freehold / Vacant Land

MLS® #: N11983951
List Price: \$3,799,000

York/Whitchurch-Stouffville/Rural Whitchurch-Stouffville



Tax Amt/Yr: **\$3,572.17/2024** Transaction: **Sale**
 SPIS: **No** DOM: **89**
 Legal Desc: **PT E1/2 LT 10 CON 9 WHITCHURCH AS IN R601636:WHITCHURCH-STOUFFVILLE**

Style: Rooms Rooms+: **+0**
 Fractional Ownership: BR BR+: **0(0+0)**
 Assignment: Baths (F+H): **0(0+0)**
 Link: SF Range:
 Storeys: SF Source:
 Lot Front: **853.57** Fronting On: **S**
 Lot Depth: **1,306.17**
 Lot Size Code: **Acre**
 Dir/Cross St: **Bloomington & Ninth Line**

PIN #: **037060114**
 Holdover: **365**
 Possession: **30 Days or TBD**

ARN #: **194400006777200** Contact After Exp: **No**
 Possession Date: **2025-05-01**

Kitch Kitch + **(0+)**
 Island YN:
 Interior Feat: **None**
 Central Vac: **No**
 Property Feat: **Clear View, Golf, Level, Place of Worship, Rec Centre, School**
 Soil Type:

Drive: **Other**
 Garage: **No**
 Gar/Gar Spcs: **None/**
 Drive Pk Spcs: **10.00**
 Tot Pk Spcs: **20.00**
 Room Size:
 Rural Services:
 Security Feat:

Utilities: **Gas, Hydro, No Sewers, Cable Available, Telephone Available**
 Water: **None**
 Water Meter:
 Waterfront Feat:
 Waterfront Struc:
 Well Capacity:
 Well Depth:
 Sewers: **None**
 Special Desig: **Unknown**
 Farm/Agr: **Other**
 Farm Features:
 Winterized:
 Waterfront Frontage (M):
 HST App To SP: **Included In**
 Lot Size Source: **MPAC**

Waterfront Y/N: **No**
 Water Struct:
 Under Contract: **None**
 View: **City, Clear, Panoramic, Skyline**

Waterfront: **None**
 Easements/Restr:
 Dev Charges Paid:
 Lot Shape:

Remarks/Directions

Client Rmks: **This VACANT Lot has 853 ft of premium wide frontage with incredible sunset views! This lot is located in an area near many multi-million dollar Estates. Many City amenities nearby, Golfing, Musselman's Lake, Go Train, Hwy's 404/407, shopping and restaurants. Vacant Land opportunity to develop hold or build your Country Estate on a sprawling 25.2 Acre parcel of Land. Property on Clear land with GRAND WIDE VIEWS with no trees in your way. Only a short 10min drive East on Bloomington to Hwy 404, or 11 min south to 407, the Go Station is only a 5min drive on 10th Line. Property assembly maybe possible adjacent east lot. Build your dream hold, create a true family estate, buy and hold many new developments in the immediate vicinity with multi million dollar estate homes.**

Listing Contracted With: **CENTURY 21 HERITAGE GROUP LTD. 905-883-8300**

Prepared By: **TOM TSAMBOURLIANOS, Broker**

Date Prepared: **05/21/2025**

Photos

MLS® #: **N11983951**

6523 Bloomington Road, Whitchurch-Stouffville, Ontario L4A 7X3

300m TO
THE EAST

Bought 4 Acres 2020-
Severed and Approved into 3 LOTS

\$959,000

**SOLD
LOT**

**SOLD
LOT**



ARE YOU Thinking of Retirement? Or Thinking of Selling, or your next steps?

Maybe you are looking for a free business evaluation or exit strategy?

Proven Real Estate Expertise You Can Trust

- ✓ Over \$130 million in successful real estate transactions since 2008
- ✓ Comprehensive experience across multiple sectors:
 - Residential and commercial property sales
 - Business acquisitions and sales
 - Ground-up construction projects
 - Property renovations and residential flips
 - Restaurant and automotive facility transactions
- ✓ Straightforward, honest communication—no hidden agendas
- ✓ A trusted advisor who provides candid guidance throughout every transaction

Let's discuss how my experience can benefit your next real estate venture.

This list can be emailed to me for a **FREE** Evaluation Valued at \$2,500

Please provide me with your:

1. 3 years Financials' including the P & L, (if available)
2. Monthly Work week schedule (snapshot of all Labor for 1 month)
3. 3 years P.O.S. GROSS OR NET sales reports, PDF
4. 36 months sales reports, PDF (if available)
5. A FEW PHOTOS, in and outside.
6. The address and simple details

FOR SALE 

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BEFORE Bought 4 Acres than
Severed and Approved 3 LOTS

\$1,199,000

**SOLD
LOT**

**SOLD
LOT**

AFTER

2 LOTS SOLD

LAST LOT 1.3 ACRE AVAILABLE

\$1,199,000

SOLD LOT

SOLD LOT

12 Lincolnville



135 BOAT SLIP MARINA

SOLD

+ 10 ACRES

SOLD

+ ASSEMBLY OF LAND

SOLD

+ 5 PROPERTY ASSEMBLY

SOLD

SOLD



**BEFORE – ADD INCOME
– 2ND FLOOR ADDITION
& RE-FACING | RE-STONE**



**AFTER –
CONSTRUCTION PROJECT - \$350,000 COST
INCREASED INCOME \$90,000 / YEAR**



BEFORE



BEFORE



BEACH SAND WATERFRONT

SOLD

AFTER



AFTER



STREET FRONT

**BEFORE –
PURCHASED VACANT LOT**



SOLD

AFTER – NEW HOME BUILT





SOLD



SOLD



SOLD

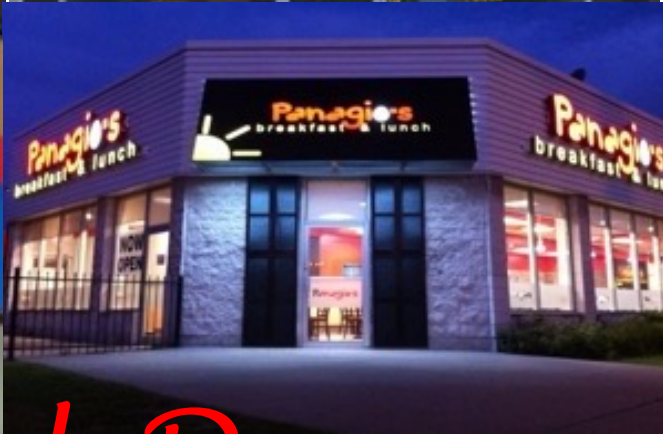
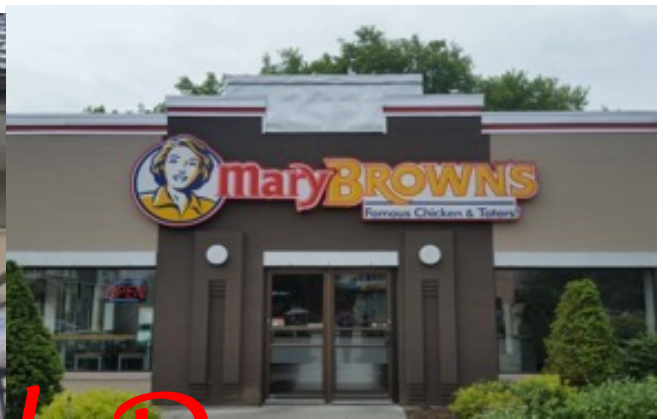


SOLD



SOLD





SOLD

SOLD



SOLD



BEFORE



AFTER



SOLD

BEFORE



AFTER



SOLD

BEFORE



AFTER



SOLD



SOLD



SOLD



SOLD

