

JUST LISTED

21

Family Friendly Street in Alliston

35 Paddison Place
Alliston, Ont L9R 0J5
MLS® N13142996



Brian Lafazanos
SALES REPRESENTATIVE
(647) 333-2523



Steps to Schools & Playgrounds

\$975,000.00

9' ceilings + California shutters throughout
Main floor den/office – ideal for working from home
Open-concept great room with gas fireplace
Hardwood floors + updated light fixtures
Kitchen features:
Quartz countertops + tile backsplash
Custom island + pantry
Covered 15' x 15' deck with gas BBQ hookup
Landscaped yard with stone patio areas

| | | |
|-----------------|---------------------|-------------|
| FEATURES | Bedrooms: | 4+1 |
| | Bathrooms: | 4 |
| | Living Area: | 2409 sqft |
| | Lot Size: | 31.6' x 86' |
| | Basement: | |

Finished basement with in-law potential. Kitchenette and rec room with fireplace. Above-grade windows, 3-piece bath, 5th bedroom with walk in closet.



Call me to view the home, or book an appointment:
www.35Paddison.com

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CENTURY 21 HERITAGE GROUP LTD.
BROKERAGE
35 Victoria Street East #3
Alliston, ON L9R1T3

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Listing N13142996 Preview

35 Paddison Place
 New Tecumseth, ON L9R 0J5
 Residential Freehold - Detached
 For Sale - \$975,000 - New

CENTURY 21 HERITAGE GROUP LTD. (905-775-5677)
 BRIAN LAFAZANOS, Salesperson (647-333-2523)

Location

| | | | |
|-------------------|---|--------------------|---|
| ASSESSMENT ROLL # | 432403000504531 | LOT SIZE CODE | Feet |
| PIN# | 581380832 | LOT IRREGULARITIES | 38.1ft at rear |
| AREA | Simcoe | LOT SHAPE | Irregular |
| MUNICIPALITY | New Tecumseth | LOT SIZE SOURCE | GeoWarehouse |
| COMMUNITY | Alliston | LOT SIZE AREA/CODE | 3971.88 Square Feet |
| FRONTING ON | West | ACREAGE | < .50 |
| LEGAL DESC. | LOT 31, PLAN 51M968 SUBJECT TO AN EASEMENT FOR ENTRY AS IN SC965180 TOWN OF NEW TECUMSETH | WATERFRONT YES/NO | No |
| LOT FRONT | 31.6 | DIR.S | 89/Victoria St E to Boyne St to John W Taylor |
| LOT DEPTH | 86.7 | MAIN CROSS STREETS | Boyne St & John W Tayloe |

Amounts/Dates

| | | | |
|------------------------------|--------------------|----------------------|--|
| HST APPLICABLE TO SALE PRICE | Not Subject to HST | POSSESSION DATE/TYPE | July 16, 2026 / Flexible |
| TAXES/YEAR | \$4,946 / 2025 | HOLDOVER DAYS | 90 |
| CONTRACT COMMENCEMENT | May 19, 2026 | SELLER NAME | HOBSON, MARK LEONARD;HOBSON, PAMELA KAY |
| EXPIRY DATE | July 31, 2026 | | |

Exterior

| | | | |
|-----------------------|---------------------|------------------------------|---|
| LINK | No | APPROX. AGE | 6-15 |
| STYLE | 2-Storey | YEAR BUILT | 2012 |
| VIEW | River | APPROX. SQUARE FOOTAGE | 2000-2500 |
| EXTERIOR | Brick, Vinyl Siding | ABOVE GRADE FINISHED SQFT | 2409 |
| EXTERIOR FEATS. | Patio, Porch | ABOVE GRADE FINISHED SQFT | MPAC |
| FOUNDATION DETAIL | Poured Concrete | SOURCE | |
| ROOF | Shingles | BELOW GRADE FINISHED SQFT | 804 |
| GARAGE/TYPE | Yes / Built-In | BELOW GRADE FINISHED SQFT | Estimated |
| GARAGE PARKING SPACES | 2 | SOURCE | |
| PARKING/DRIVE | Private Double | PROP. FEATS./AREA INFLUENCES | Fenced Yard, Ravine, River/Stream, School |
| DRIVE PARKING SPACES | 4 | SURVEY TYPE | None |
| TOTAL PARKING SPACES | 6 | CABLE | Available |
| WATER | Municipal | HYDRO | Yes |
| POOL | None | SEWERS | Yes |
| SEWERS | Sewer | GAS | Yes |
| SPECIAL DESIGNATION | Unknown | MUNICIPAL WATER | Yes |
| | | TELEPHONE | Available |

Interior

| | | | |
|-----------------|---------------------------------------|------------------------|--------------------------|
| # OF ROOMS | 9 + 4 | FAMILY ROOM/BONUS ROOM | No |
| # OF BEDROOMS | 4 + 1 | BASEMENT | Apartment, Finished |
| # OF KITCHENS | 1 + 1 | FIREPLACE/STOVE | Yes |
| # WASHROOMS/PCS | 1 / 2 | FIREPLACE FEATS. | Natural Gas, Living Room |
| LVL | Ground | HEAT SOURCE | Gas |
| # WASHROOMS/PCS | 1 / 4 | HEAT TYPE | Forced Air |
| LVL | Second | AIR CONDITIONING | Central Air |
| # WASHROOMS/PCS | 1 / 5 | LAUNDRY LVL | Upper Level |
| LVL | Second | UNDER CONTRACT | Hot Water Tank-Gas |
| # WASHROOMS/PCS | 1 / 3 | | |
| LVL | Basement | | |
| INTERIOR FEATS. | In-Law Suite, Storage, Water Softener | | |

Rooms/Detail

| | ROOM LVL | ROOM TYPE | LENGTH | WIDTH | DESC. 1 | DESC. 2 | DESC. 3 |
|----|----------|-----------------|--------|-------|-----------------|--------------------|--------------------|
| 1 | Ground | Foyer | 2m | 2m | Porcelain Floor | Closet | 2 Pc Bath |
| 2 | Ground | Kitchen | 6.6m | 3.58m | Porcelain Floor | Centre Island | Quartz Counter |
| 3 | Ground | Dining Room | 4.46m | 3.37m | Hardwood Floor | Open Concept | Overlooks Living |
| 4 | Ground | Great Room | 4.85m | 3.97m | Hardwood Floor | Gas Fireplace | Open Concept |
| 5 | Ground | Den | 3.49m | 3.65m | Laminate | East View | |
| 6 | Second | Primary Bedroom | 5.16m | 4.25m | Hardwood Floor | Walk-In Closet(s) | 5 Pc Ensuite |
| 7 | Second | Bedroom 2 | 3.48m | 3.85m | Hardwood Floor | Double Closet | East View |
| 8 | Second | Bedroom 3 | 3.34m | 3m | Hardwood Floor | Double Closet | South View |
| 9 | Second | Bedroom 4 | 3.32m | 3.14m | Hardwood Floor | Double Closet | East View |
| 10 | Second | Laundry | 2.81m | 1.67m | Porcelain Floor | Laundry Sink | |
| 11 | Basement | Recreation | 5.62m | 4.62m | Laminate | Above Grade Window | Combined w/Kitchen |
| 12 | Basement | Bedroom 5 | 5.37m | 2.7m | Laminate | Walk Through | Above Grade Window |
| 13 | Ground | Kitchen | 3.56m | 2.78m | Laminate | Bar Sink | Above Grade Window |

Comments

REMARKS FOR CLIENTS

Welcome to 35 Paddison Place-set on one of Alliston's most sought-after, family-friendly streets. Located in a quiet, established neighbourhood just steps to schools, playgrounds, and scenic trails along the Boyne River, this spacious 2-storey home offers 2,409sf plus a finished basement with in-law potential. The main floor features 9-foot ceilings, custom California shutters, and a bright open-concept layout. A covered front porch leads to a welcoming foyer with powder room and a front den/office-ideal for working from home. The dining and great room showcase engineered hardwood, updated lighting, and a gas fireplace overlooking the backyard. The kitchen offers quartz countertops, tile backsplash, undermount sink, crown moulding, custom island, and Frigidaire appliances including a gas stove. A pantry closet, garage access, and walkout to the covered rear deck add everyday convenience. Upstairs features four generous bedrooms with hardwood floors, ceiling fans, and ample closet space. The updated main bath includes a quartz vanity, herringbone tile, and glass shower. The primary suite offers a walk-in closet and ensuite with soaker tub and separate shower. The finished basement adds flexible living space with a kitchenette, bright rec room with above-grade windows, electric fireplace, 3-piece bath, and a fifth bedroom with walk-in closet-ideal for extended family. Enjoy a landscaped yard with a covered 15' x 15' deck, gas BBQ hookup, and stone patio areas. Double garage with built-in cabinetry and parking for four in the driveway. A move-in ready home in an exceptional location-perfect for growing families.

OFFER REMARKS

Please attach Schedule B.

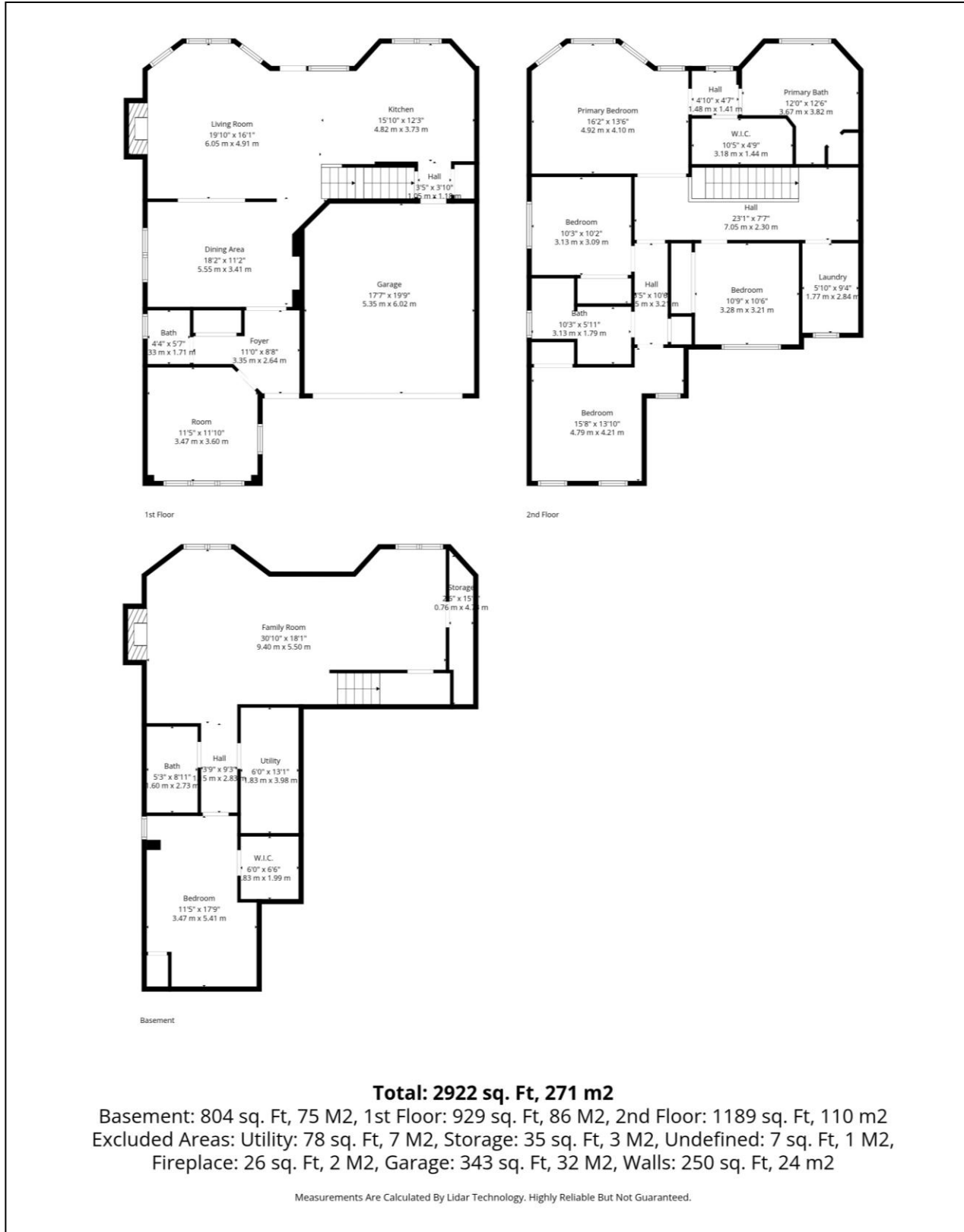
INCLUSIONS

frigidaire fridge, gas stove, dishwasher. basement bar fridge. Ge dryer. Kenmore washer. Tv wall brackets. Garage fridge - as is. Electrolux Cvc - as is - does not work on second floor.



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35 Paddison Place, Alliston – Floorplan



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Detailed Feature List

35 Paddison Place, Alliston

Summary: Welcome to 35 Paddison Place—set on one of Alliston’s most sought-after, family-friendly streets. Located in a quiet, established neighbourhood just steps to schools, playgrounds, and scenic trails along the Boyne River, this spacious 2-storey home offers over 2,400 sq ft plus a finished basement with in-law potential. The main floor features 9-foot ceilings, custom California shutters, and a bright open-concept layout. A covered front porch leads to a welcoming foyer with powder room and a front den/office—ideal for working from home. The dining and great room showcase engineered hardwood, updated lighting, and a gas fireplace overlooking the backyard. The kitchen offers quartz countertops, tile backsplash, undermount sink, crown moulding, custom island, and Frigidaire appliances including a gas stove. A pantry closet, garage access, and walkout to the covered rear deck add everyday convenience. Upstairs features four generous bedrooms with hardwood floors, ceiling fans, and ample closet space. The updated main bath includes a quartz vanity, herringbone tile, and glass shower. The primary suite offers a walk-in closet and ensuite with soaker tub and separate shower. The finished basement adds flexible living space with a kitchenette, bright rec room with above-grade windows, electric fireplace, 3-piece bath, and a fifth bedroom with walk-in closet—ideal for extended family. Enjoy a landscaped yard with a covered 15’ x 15’ deck, gas BBQ hookup, and stone patio areas. Double garage with built-in cabinetry and parking for four in the driveway. A move-in ready home in an exceptional location—perfect for growing families.

PROPERTY

- ~31ft x 87ft lot
- Four car paved driveway

HOUSE

- ~2,409 SqFt
- Covered front porch
- California shutters throughout
- Brick and vinyl exterior siding

MAIN FLOOR

- 9ft ceilings on the main floor
- **FOYER – 6.56 ft x 6.56 ft**
 - Porcelain tile floor
 - Sliding mirror closet door
 - **Two-piece powder room, one-piece toilet**
 - Custom millwork
- **DEN/OFFICE – 11.45 ft x 11.98 ft**
 - Laminate floor
 - East view
 - Rough in sink in floor – former salon
- **KITCHEN – 21.65 ft x 11.75 ft**
 - Porcelain floor
 - Undermount sink
 - Quartz counters
 - Tile backsplash
 - Wall cabinets with skirt and crown moulding
 - Frigidaire: refrigerator with ice & water, gas stove, dishwasher
 - Pantry closet
 - Walkout to garage
 - Walkout to rear yard

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- **DINING ROOM – 14.6 ft x 11.05 ft**

- Hardwood floor
- Open concept
- Contemporary lighting

- **GREAT ROOM – 15.91 ft x 13.02 ft**

- Hardwood floor
- West views
- Open concept
- Gas fireplace
- Ceiling fan

SECOND FLOOR

- 8ft ceilings
- Single door hall closet

- **PRINCIPAL BEDROOM – 16.93 ft x 13.94 ft**

- Hardwood floor
- Ceiling fan
- West view
- Walk-in closet
- TV wall mount
 - **ENSUITE – Soaker tub, separate shower with tile surround and glass door. One piece toilet. Porcelain tile. Crown molding.**

- **SECOND BEDROOM – 11.42 ft x 12.63 ft**

- Hardwood floor
- Sliding double-door closet
- Custom feature wall with mill work
- Ceiling fan
- East views
- TV wall mount

- **THIRD BEDROOM – 10.96 ft x 9.84 ft**

- Hardwood floor
- Sliding double-door closet
- Ceiling fan
- South views
- TV wall mount

- **FOURTH BEDROOM – 10.89 ft x 10.3 ft**

- Hardwood floor
- Sliding double-door closet
- Ceiling fan
- East views



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- **MAIN BATHROOM**
 - Herringbone porcelain tile floor
 - Custom vanity with quartz counter
 - Custom tile shower with niches & glass door

- **LAUNDRY ROOM – 9.22 ft x 5.48 ft**
 - Porcelain tile floor
 - Laundry sink
 - Wall cabinets
 - GE Dryer & Kenmore washer

BASEMENT

- 100 Amp breaker panel service
- Bell Fiber internet
- Two storage closets

- **KITCHENETTE – 11.68 ft x 9.12 ft**
 - Laminate floor
 - Single sink
 - Bar fridge
 - Laminate counter
 - Pot lights
 - Above grade window
 - West view
 - Eating area

- **RECREATION ROOM – 18.44 ft x 15.16 ft**
 - Laminate floor
 - Pot lights
 - Above grade window
 - Electric fireplace
 - Open concept
 - TV wall mount

- **FIFTH BEDROOM – 17.62 ft x 8.86 ft**
 - Laminate floor
 - Walk in closet
 - Above grade window

- **BATHROOM**
 - Porcelain floor
 - Three piece
 - Corner shower with glass door
 - Crown molding
 - One piece toilet

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- **MACHINICAL ROOM**

- Gas hot water heater – rental
- Storage space
- Water softener
- Keeprite furnace

GARAGE – 19.10 ft x 17.07 ft

- 10ft x 7ft garage door
- 8' ceiling
- Two car parking
- Hose bib
- Electrolux Central Vacuum; includes hose & powerhead - As Is (does not work on second floor)
- Built in cabinets and counters
- Built in work bench
- Refrigerator (as is; only works as freezer)
- Garage door opener

REAR YARD

- **REAR DECK - 15'7" x 15'**
 - Covered deck
 - Natural gas hookup
- Fire pit patio area

INCLUSIONS

- Frigidaire fridge, gas stove, dishwasher. Basement bar fridge. GE dryer. Kenmore washer. TV wall brackets. Garage fridge - as is. Electrolux Central vac - as is - does not work on second floor.

RENTALS

- Water heater - \$53.29 - Reliance. Doorbell camera - \$12.00.

SERVICES – 2025 Totals

- Water & Sewer – Town of New Tecumseth - \$785
- Electricity – Alectra - \$1535
- Gas – Enbridge - \$1264

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35 Paddison Place, Alliston – Aerial

