



NEIGHBOURHOOD GUIDE

Living in King City

York Region | August 2026 edition

King City is one of the GTA's premier estate markets - large lots, protected countryside and a short GO ride to Union.

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AT A GLANCE

About King City

King City sits within King Township, surrounded by the Oak Ridges Moraine and protected greenbelt land. That protection is exactly why supply stays tight and lot sizes stay large.

The market here is small and price discovery matters. A handful of sales can define value for an entire street, so pricing and negotiation experience carry more weight than in high-volume suburbs.

KNOWN FOR

What defines King City

- Oak Ridges Moraine - Protected greenbelt that caps density and preserves the estate character.
- Seneca Polytechnic King Campus - Historic Eaton Hall estate and lakeside campus grounds.
- Cold Creek Conservation Area - Trails, wetlands and outdoor programming west of the village.
- King City GO Station - Barrie-line service that keeps estate buyers connected downtown.
- King City Village core - Small main street, schools and community centre in walking distance.

LIFESTYLE

Everyday life in King City

HOUSING

Estate properties on multi-acre lots, custom luxury builds, executive detached homes and select townhomes.

SCHOOLS

YRDSB and YCDSB schools serve King Township, alongside well-known independent schools in the area such as Villanova and The Country Day School nearby.

PARKS & RECREATION

Oak Ridges Moraine trails, Cold Creek Conservation Area, Happy Valley Forest and the King City Memorial Park.

TRANSIT & COMMUTING

King City GO on the Barrie line, York Region Transit, and Highways 400 and 404 within a short drive.



SHOPPING & AMENITIES

Village retail on King Road plus nearby Aurora, Vaughan and Newmarket shopping centres.

Housing styles you'll find

- Estate homes
- Luxury homes
- Detached
- Custom builds
- Townhomes

NEIGHBOURHOODS

Where to look in King City

- King City Village - The village core surrounds King Road and the GO station, mixing older homes with newer luxury infill within a walkable few blocks.

ASK FOR THE CURRENT MONTH

How the King City market is behaving

Board figures for King City are reviewed monthly. Ask Kaitlynn for the current edition and her read on what it means for your street.

STRATEGY

Buying and selling in King City

If you're buying

King City buyers are usually choosing between estate acreage, custom builds in newer enclaves, and village properties within walking distance of the GO station. Kaitlynn reviews well and septic considerations, conservation authority constraints and severance potential before you commit.

If you're selling

Estate and luxury properties in King City require a different marketing approach: professional photography and video, floorplans, targeted digital reach and discreet outreach to qualified buyer agents. Kaitlynn also handles confidential, off-market listing strategies when privacy matters.



COMMON QUESTIONS

King City questions answered

Are King City properties on well and septic?

Many rural and estate properties are. Kaitlynn arranges the appropriate water, septic and inspection due diligence as part of your offer conditions.

How is a King City estate home priced?

With very few directly comparable sales, pricing relies on land value, build quality, finished square footage and buyer pool analysis rather than simple neighbourhood averages.

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NEXT STEP

Get your free home valuation

Every street in King City trades differently. Call or email Kaitlynn for a free, no-obligation valuation and a specific read on your property.

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