



## NEIGHBOURHOOD GUIDE

# Mill Pond, Richmond Hill

York Region | October 2026 edition

Mill Pond is one of Richmond Hill's most recognisable pockets, built around the pond and park at the centre of the community and the older streets that surround Yonge Street north of Major Mackenzie.

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## AT A GLANCE

# About Mill Pond

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## KNOWN FOR

# Landmarks across Richmond Hill

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- David Dunlap Observatory - Protected observatory lands and park in the middle of the city.
- Mill Pond Park - The heritage heart of Richmond Hill and its most walkable pocket.
- Lake Wilcox - Oak Ridges' lakefront community with its own price tier.
- Richmond Green Sports Centre - Arenas, fields and the north-end family draw off Elgin Mills.
- Yonge Street corridor - Restaurants, transit and the future subway extension alignment.

## LIFESTYLE

# Everyday life in Mill Pond

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## HOUSING

Mature detached homes on generous lots, mid-century bungalows and side-splits, plus custom rebuilds where original homes have been replaced.

## SCHOOLS

York Region District School Board and York Catholic District School Board schools serve the area; catchment is a common reason buyers focus here, so confirm boundaries by address.

## PARKS & RECREATION

Mill Pond Park is the anchor - trails, the pond itself and the annual community events held there - with the Oak Ridges Moraine trail network nearby.

## TRANSIT & COMMUTING

YRT and Viva service along Yonge Street, GO bus connections, and Highway 404 and 407 access for drivers.

## SHOPPING & AMENITIES

Yonge Street retail through the historic village, Hillcrest Mall and everyday plazas along Major Mackenzie.



#### THE UPSIDE

## What buyers like about Mill Pond

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- Large mature lots with rebuild potential
- Walkable park and heritage village character
- Established, quiet residential streets

#### WEIGH CAREFULLY

## What to know before you commit

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- Original homes often need updating - budget accordingly
- Rebuild rules and lot coverage vary; check before planning

#### ASK FOR THE CURRENT MONTH

## How the Richmond Hill market is behaving

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

#### STRATEGY

## Buying and selling in Mill Pond

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### If you're buying

School catchment drives a large share of Richmond Hill buyer behaviour, which means demand can be concentrated on a handful of streets. Kaitlynn tracks which pockets are actually seeing multiple offers so you can budget realistically and avoid overpaying in areas where competition has already cooled.

### If you're selling

Richmond Hill sellers often benefit from marketing that reaches beyond the immediate area - a meaningful share of buyers relocate from Toronto and Markham. Kaitlynn's launch strategy focuses on presentation quality, accurate catchment information and reaching agents representing move-up buyers.



## COMMON QUESTIONS

### Mill Pond questions answered

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#### Are Mill Pond lots worth buying to rebuild?

Some are, but it depends on the lot, the zoning and what comparable rebuilds have actually resold for. Kaitlynn can pull those numbers before you commit.

## LIMITED-TIME SELLER OFFER

### List Your Home for 1%\*

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Professional real estate representation designed to help you keep more of your equity.

\*Terms and conditions apply. Limited-time promotional offer. Eligibility and cooperating brokerage compensation may vary. Contact Kaitlynn Martins for full details.

## NEXT STEP

### Get your free home valuation

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

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