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**CENTURY 21**  
Leading Edge Realty Inc.



WELCOME TO  
**822 Surin Court**  
Gorham-College  
Manor



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Imagine a place where family barbecues, summer pool parties, and quiet evenings all feel right at home. Nestled in the sought-after Gorham-College Manor neighbourhood, this beautifully maintained 3-bedroom, 2.5-bath home offers the perfect balance of comfort, style, and everyday convenience.

Step inside to bright, open living, dining & family spaces where celebrations and everyday moments come together effortlessly. The updated kitchen, featuring granite U-shaped countertops, stainless steel appliances, a breakfast bar, and a spacious vaulted breakfast area, naturally becomes the heart of the home. From here, step outside to your own private backyard oasis, complete with an in-ground pool and direct gas BBQ line—an inviting setting for entertaining friends or creating lasting family memories.

Upstairs, the spacious primary suite provides a peaceful retreat with a walk-in closet and private ensuite, while the finished basement offers room to grow with a large recreation room for movie nights, a dedicated office, laundry room, cantina, and abundant storage.

Life here extends beyond the front door. Easy walk to shopping, restaurants, Magna Recreation Centre, parks, trails, and schools, or enjoy quick access to Highway 404 for an easy commute. In one of Newmarket's most desirable communities, this is more than a home—it's where everyday living feels just a little more special.

