



**Main Level****Foyer & Entryways**

- Front door with glass insert door, transom window & sidelights
- Double closet
- Hardwood stairs with carpet runners

**Living**

- Bright, open and spacious
- Broadloom
- Bay window with sitting area

**Dining**

- Open design
- Chandelier with dimmer
- Window overlooking back yard

**Updated Kitchen**

- 2 Stainless steel appliances
- Large skylight
- Eat-in area with chandelier & dimmer
- Ample cupboards
- Pantry
- Walk-out to backyard deck

**Bedrooms & Bath**

- Primary bedroom with hardwood flooring, his & her closets, and semi-ensuite access
- 2nd Bedroom with hardwood flooring, closet and large wall niche with built-in shelving
- 3rd Bedroom with hardwood flooring and double closet

- 3 Piece bath offers ceramic tiling, mirrored built-in medicine cabinet and sliding glass door walk-in shower with built-in soap rack, grab bars & pull-out showerhead

**Lower Level**

- Separate entrance from driveway
- Potential for an in-law suite or multigenerational living arrangement
- Closet and storage areas
- Large above grade windows throughout

**Recreation**

- Broadloom
- Fireplace

**Bedroom & Bath**

- Well-sized bedroom with broadloom, large window and closet with built-in shelving
- 3 Piece bath with ceramic tiling, wainscoting and glass door walk-in shower with built-in soap rack & pull-out showerhead

**Laundry**

- Sink
- Built-in shelving/cabinet
- Storage area

**Exterior**

- 1 Car garage
- Private driveway for 3 cars
- Private, treed back yard with

beautiful gardens, large garden shed, pool, and composite deck with awning

- Stone porch & walkway
- Direct gated access from the backyard fence to the adjacent plaza and Highway 7

**Special Note**

- Raised bungalow
- 1,211 Sq ft above grade (MPAC), plus finished lower level
- Nestled on a well-established, family-friendly street - close to everything!
- Walk to Milne Dam Conservation Park, featuring scenic hiking trails, picnic areas, and fishing along the Rouge River
- Go to top-rated schools, including Roy H. Crosby PS and Markville SS
- Ideally situated near Markville Mall, Foody Mart, Main Street Markham's charming shops and restaurants, Centennial Community Centre and Markham Stouffville Hospital
- Commuters will enjoy easy access to the GO Transit station, YRT Transit Hub, and Highway 407 for seamless travel throughout the GTA

**Updates & Extras****Updates:**

- (2024) Main bath
- (2023) Pool deck & stairs redone
- (2020) Kitchen/dining
- (2018) Front steps

- (2015) Garage door & patio awning

**Inclusions**

- Stove, built-in dishwasher
- Washer & dryer

- All existing electric light fixtures and window coverings
- Gas furnace & central air
- Pool & related equipment
- Garden shed
- Hot water tank (rental)

**Lot Size: 61.17 x 111.82 Feet, Irregular | Taxes: \$5,571.64 (2026)**

**Possession: 30-60 Days/TBA**

