

WELCOME TO
120 SHERWOOD FOREST DRIVE
Bullock Conservation

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Visit **120SherwoodForest.com** for more details



Imagine coming home to this beautifully maintained 4-bedroom, 1.5-bathroom home in the highly sought-after Bullock Conservation neighbourhood, where comfort, style, and convenience come together. Inside, you'll find hardwood flooring throughout the living room, dining room, and all four bedrooms, creating a warm, timeless atmosphere. The spacious eat-in kitchen features stainless steel appliances, a granite countertop, pantry, and a walk-out to the spectacular sunroom. Bathed in natural light, this expansive sunroom offers two walk-outs, creating a seamless transition between indoor and outdoor living. The finished basement provides valuable additional living space with a generous recreation room—perfect for family gatherings, a children's play area, or movie nights.

Step outside to your private backyard retreat, complete with a deck, perennial gardens, and peaceful greenspace—an ideal setting for relaxing, entertaining, or simply enjoying the beauty of nature. Just minutes away, Milne Dam Conservation Park offers scenic walking trails, picnic areas, and fishing along the Rouge River.

Perfect for families, this home is located within the catchment area for the highly regarded Markville Secondary School. Everyday conveniences are just moments away, including Markville Mall, Foody Mart, the shops and restaurants of historic Main Street Markham, the Community Centre, and Markham Stouffville Hospital. With GO Transit, the YRT Transit Hub, and Highway 407 all nearby, commuting throughout the GTA is quick, easy, and convenient.



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Central Location with Unmatched Everyday Convenience

Foyer

- Tiled flooring
- Closet
- Front door with glass insert, sidelights & phantom screen

Living & Dining

- Bright and open
- Hardwood flooring
- Bow window with sitting area
- Crown moulding
- Separate dining area
- Chandelier with dimmer

Updated Eat-in Kitchen

- Stainless steel fridge, stove, built-in microwave/range hood, built-in dishwasher
- Tiled flooring
- Granite countertops
- California shutters
- Ceiling fan
- Double sink with pull-out faucet
- Ceramic, subway tiled backsplash
- Under cabinet lighting
- Cabinet crown moulding
- Decorative wall moulding
- Pantry
- Walk-out to sunroom

Sunroom

- Broadloom
- Walk-out to back yard and another walk-out to front driveway

Bedrooms & Bath

- Hardwood floors throughout bedrooms

Upper Level

- Primary bedroom and 2nd bedroom
- 4 Piece bath offers ceramic tiling, textured privacy windows with California shutters and pull-out showerhead

Lower Level

- 3rd & 4th Bedrooms
- 2 Piece washroom with tiled flooring, textured privacy windows with California shutters

Finished Basement

- Large recreation room with tiled flooring
- Laundry room with sink and built-in cabinet/shelf
- Ample storage and large crawl space

Exterior

- Private driveway for 3 cars
- Back yard features a deck, garden shed, tall shrubs for privacy, perennial gardens and lots of greenspace
- Interlock front porch and side walk-way

Possession: 30-60 Days
Taxes: \$4,292.13 (2026)
Lot Size: 40.03' x 150.00'

Updates & Inclusions: Updated kitchen, shingles (2019), living room window (2018), 4 kitchen appliances, washer, gas dryer, all existing electric light fixtures and window coverings, gas furnace, central air, central vacuum and existing equipment, freezer in basement, 2 couches in basement, hose reel, garden shed, hot water tank (owned).

