



**Foyer & Entryways**

- Foyer with hardwood flooring, chandelier and crown moulding
- Side entry mud room with access to carport, porcelain tiling, closet and laundry area
- Walk-out to back yard sanctuary
- Keypad entry locks
- Upgraded glass insert entry doors

**Living**

- Bright & spacious
- Hardwood flooring
- Crown moulding
- Chandelier

**Dining**

- Open concept design
- Hardwood flooring
- Crown moulding
- Chandelier with light dimmer

**Kitchen**

- Spacious and open
- 4 Stainless steel appliances
- Hardwood flooring
- Track lighting with dimmers
- Centre island with breakfast bar area
- Quartz countertops

- Double undermount sink with pull-out faucet
- Glass tiled backsplash
- Pantry
- Extended cupboards with crown moulding
- Under-cabinet lighting

**Bedrooms & Bath**

- Hardwood flooring throughout
- Primary bedroom with ceiling fan and mirrored accordion closet doors
- 3 Piece primary ensuite offers ceramic tiling, granite countertop, built-in shelf, and frameless glass walk-in shower with rain showerhead
- 2nd Bedroom with chandelier and closet
- 3rd Bedroom with chandelier and mirrored closet doors
- 4 Piece bath with ceramic tiling, granite countertop, rain showerhead, etched privacy window and built-in medicine cabinet

**Exterior**

- Carport
- Private driveway fits 3 small cars or 2 large cars.

- Spacious covered porch
- Private, treed and fully fenced back yard
- Over \$100,000 spent on back yard oasis featuring inground saltwater pool with waterfall, hot tub spa with pergola, and natural gas outdoor fire bowl
- Professional landscaping, complete with stone patios, perennial gardens, and a full sprinkler system

**Special Note**

- 1,105 Sq ft above grade (MPAC), plus basement
- Full unfinished basement with built-in shelving offering ample storage space
- Upgraded baseboards, entryway trimmings and frames
- New paint throughout
- Nestled in the highly sought-after, family-friendly Old Markham Village neighbourhood—close to everything you need!
- Committee of Adjustment approval permits an addition, if desired

**Updates & Extras****Inclusions & Extras**

- All existing stainless steel appliances including fridge, stove (double oven), dishwasher, microwave/hood fan, and stacked washer and dryer
- All existing electric light fixtures & window coverings
- Basement freezer
- Treadmill
- Furnace & air conditioner (both 10 years)
- Tankless hot water system (owned, 8 years)
- Pool and all existing equipment including waterfall feature, electric safety cover, automatic cleaner, heater and filter
- Natural gas fire bowl
- In-ground sprinkler system
- Direct gas connection to BBQ
- Patio furniture
- Garden shed
- Hot tub (as is)

**Lot Size: 60 x 125 Feet | Taxes: \$5,240.12 (2025)**

**Possession: June/July**

