

WELCOME TO  
6 PARAMOUNT ROAD  
Old Markham Village

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Imagine life on a quiet, tree-lined street in the heart of highly sought-after Old Markham Village, where a short walk takes you to charming cafés, boutiques, top-rated schools, the library, GO Transit, scenic trails, and vibrant community events.

This inviting 3-bedroom, 2-bath bungalow is designed for comfortable family living, with a spacious living room flowing into a separate dining room and eat-in kitchen—perfect for gathering with family and friends. The finished basement adds exceptional versatility with a large recreation room, dedicated office, workshop, cantina, laundry room, and abundant storage.

An enclosed breezeway with separate entrance provides direct access to the double-car garage and walk-out to the backyard. Outside, the beautifully treed, fully fenced premium lot offers a large garden shed and generous green space for children, pets, gardening, or summer entertaining.

Whether you're enjoying the home as it is, updating it to suit your style, or envisioning the custom home of your dreams, this is a rare opportunity to put down roots in one of Markham's most beloved neighbourhoods, just minutes from Markville Shopping Centre, Markham Stouffville Hospital, and Highway 407.



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# Prime Location with a Premium-Sized Lot

## Living

- Bright & spacious
- Broadloom
- Crown moulding
- Bow window with sitting area overlooking front garden
- Fireplace with floor-to-ceiling stone surround

## Dining

- Separate room
- Broadloom
- Bow window
- Wall niche shelving with sliding glass door

## Eat-in Kitchen

- 4 Appliances
- Pantry
- Double sink

## Enclosed Breezeway

- Separate entrance
- Direct access to garage
- Walk-out to back yard

## Bedrooms & Bath

- Primary bedroom with broadloom, walk-out to side yard and double closet
- 2nd & 3rd bedroom with broadloom and closet
- 4 Piece bath offers shower/tub grab bars, ceramic tiling and oversized built-in medicine cabinet

## Finished Basement

- Huge recreation room offers broadloom, fireplace with wall-to-wall brick surround and built-in shelving
- Ample storage closets
- Large cantina with built-in shelving
- Office with vinyl flooring and wood paneled walls
- Workshop with vinyl flooring, workbench and cork wall
- Laundry with vinyl flooring, double sink and built-in shelving
- 3 Piece bath with walk-in shower

## Exterior

- 2 Car garage
- Fully fenced & treed, premium-sized yard

## Inclusions & Extras

- Fridge, stove, range hood & built-in dishwasher
- Washer & dryer
- All existing electric light fixtures
- Garage door opener & remote
- Basement file cabinet, freezer, fridge, steel cabinets in furnace room, workbench
- Shed & garage garden tools
- Hot water tank (owned)



Possession: 30-90 Days/TBA | Taxes: \$6,077.66 (2025)  
Lot Size: 126.50' x 70.76', Irregular, E 125.16', N 89.14'