

WELCOME TO
93 LEE AVENUE
Milliken Mills East

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Visit **93Lee.com** for more details



Imagine coming home to a place where space, privacy, and possibility come together. Welcome to 93 Lee Ave. - a solid bungalow on a rare 100' x 180' lot nestled among mature trees in an established Markham neighbourhood, surrounded by upscale communities and estate homes. An exceptional opportunity to build your dream home or create a magnificent private residence.

Life here is wonderfully convenient with easy access to Highways 7 and 407, York Region Transit, shopping, dining, supermarkets, parks, and community centres - where everyday essentials are always within reach. Families will appreciate the proximity to highly regarded schools, including private schools and Milliken Mills HS & Father Michael McGivney HS, both with IB Program.

When it's time to explore, you're close to some of Markham's most vibrant destinations, from Unionville Main Street and Markham Main Street to First Markham Place, SmartCentres Markham Woodside, and Downtown Markham. Enjoy an effortless mix of boutique shopping, restaurants, entertainment, green spaces, and community life.

With its exceptional scale, coveted setting, and endless potential, 93 Lee Ave is more than a piece of land — it's an opportunity to create the lifestyle you've imagined, in one of Markham's well-connected established communities.



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Procenko^{GROUP}
REAL ESTATE

Prime Location on a Premium-Sized Lot

Foyer

- Inviting space
- Broadloom
- Multiple closets

Living

- Bright & spacious
- Broadloom
- Picture window overlooking front yard
- Crown moulding
- Faux fireplace with wood surround

Dining

- Tiled flooring
- Light with dimmer
- Window overlooking back yard
- Combined with kitchen

Kitchen

- Tiled flooring
- Light with dimmer
- Double sink
- Ample cupboards

Bedrooms & Bath

- Primary bedroom and 2nd bedroom with broadloom and double closet with sliding doors
- 4 Piece bath features ceramic tiling

Basement

- Separate entrance
- Door to large recreation room offers broadloom, built-in shelving and wood paneling
- Huge unfinished utility/workshop space with laundry area with sink, built-in shelving and work benches

Exterior

- 2 Car garage with built-in shelving, front garage door and back garage door, plus man door
- Private driveway for 10 cars
- Premium-sized yard with back patio, treed and lots of greenspace

Inclusions & Extras

- Fridge, stove, washer & dryer, basement freezer
- New sump pump (Dec. 2025)
- All existing electric light fixtures & window coverings
- Garage door opener & 2 remotes
- 2 Hose reels
- Basement built-in shelving, cabinet, workbenches and recreation room entertainment unit
- Hot water tank (owned)



Possession: 30-60 Days/TBA | Taxes: \$7,761.99 (2026)
Lot Size: 100 x 180 Feet