

## PROPERTY OVERVIEW

Detached

Brick and Wood Siding

English Cottage Style

Corner Lot (no sidewalks)

2 storey

5+1 Bedrooms

3.5 Bathrooms

Family Room/Sunroom

Full finished basement (Apartment-ready)

Year Built: 1974

Renovation Year: 1985

Addition: 1985, 67SF (sunroom)

Shingles Replaced 2022/3

Trane Furnace 2016

Permits: None open

2 Car Attached Garage

4 Car Parking Private Drive

Lot: 60.01 x 130.00 feet

Taxes: \$7,316.30 (2024)

HWT: \$20.20/m

ARN 193602011001000

PIN 030140402

Zone: R4

Survey: None

Legal Desc: PCL 157-1, SEC M1442 ; LT 157, PL M1442 ; MARKHAM

## ROOM BY ROOM DESCRIPTION

### EXTERIOR

- All brick
- Raw hewn loft facade
- New shingled mansard roof with gables
- Corner lot with boulevard and no sidewalk maintenance
- Private hedging and trees
  
- Double Attached Garage, parks 2
- Two individual aluminum garage doors
- Garage Door openers and remotes
- Side exit
- Power and lighting
- Asphalt drive with stone curb
- Drive Parks 4
- Mature trees
- Low maintenance ground cover
- Concrete sidewalk to covered entrance
  
- Massive rear yard — Pool Ready (easy access)
- Large poured concrete decks
- Awnings (hardware functional)
- Chainlink perimeter fencing concealed by greenery
- Private

### MAIN LEVEL

#### FOYER

4.73m x 3.65m

- Double Closet
- Curved Staircase

#### POWDER ROOM

- 2pc
- Tile Floor
- Stone vanity counter

### LAUNDRY/MUDROOM

3.39m x 2.14m

- Side Entrance
- Single Sink/storage
- Closet and Storage
- Front loading washer and dryer
- Upper cabinet storage

### LIVING

3.67m x 5.51m

- Bay Window
- Combined W/Dining
- Valance Lighting
- Crown Moldings
- Marble flooring
- Double doors to Foyer
- Open to Dining Room (dbl doors available)

### DINING

3.38m x 5.4m

- W/O To Deck
- Marble floor
- Ceiling medallion and crowns

### SUNROOM EXTENSION

3.38m x 5.38m

- Combined with Dining
- Walk-out to circular concrete porch
- Three wall windows

## EAT-IN KITCHEN

5.02m x 3.4m

- W/O To Patio
- Family Size Kitchen
- B/I Dishwasher
- Cork Flooring
- Under counter Lighting
- Peninsula
- Diagonal backsplash
- Breakfast Nook with ceiling light
- Walk out to garden through patio doors
- Double Stainless Sink
- Built in oven and cooktop
- Pantry
- Culligan Filtered Water System
- Window

## FAMILY

5.40m x 3.37m

- Hardwood Floor
- Panelled
- Floor to Ceiling brick Fireplace
- Bookcases
- Walk out to garden
- Oak hardwood

## SECOND LEVEL

### LANDING

5.41m x 2.44m

- Overlooks main floor foyer
- Double linen closet
- Walk-in storage closet

## PRIMARY BEDROOM

6.09m x 3.84

- Walk out to balcony
- Mechanical awning
- Double Closet
- Walk-In closet
- Linen closet
- Ensuite 3.07m x 2.68m
- Pedestal sink againsts slate tile wall
- Hardwood floors
- New double window with California shutters
- Medicine cabinet
- Separated bathing/water closet
- Glass shower doors
- Tile walls and floor

## FAMILY WASHROOM

2.45m x 2.66m

- 4 pc
- Fully updated

## BEDROOM 2

3.39m x 3.56m

- West view
- Double Closet
- Sun shades
- Mechanical awnings
- Hardwood floors

## BEDROOM 3 NW

3.54m x 3.54m

- Double Closet
- Sun shades
- Mechanical awnings
- Hardwood floors

## **BEDROOM 4**

2.84m x 4.15m

- North facing
- Sun shades
- Mechanical awnings
- Hardwood floors
- Double Closet

## **BEDROOM 5 LOFT**

3.69m x 5.49m

- Eastern exposure
- Step-down entrance
- White oak hardwood flooring
- Large triptech of windows
- Arched ceilings
- Storage and more potential storage in side attic cavities
- Double closet

## **LOWER LEVEL**

### **RECREATION ROOM**

3.46m x 8.96m

- Laminate flooring
- Replacement windows
- Pot lights
- Possible future separate entrance

### **DEN**

4.42m x 3.84m

- Connecting all rooms
- Possible future dining area
- Laminate flooring
- Ceiling lights
- High ceilings
- Access to 4pc WR, tile floor, vanity, tub with glass shower doors

## **BEDROOM 6**

4.29m x 3.05m

- High ceilings
- Window (well)

## **KITCHENETTE**

2.12m x 1.39m

- Stainless sink
- Under-counter fridge
- Upper and lower cabinets
- Tile floor

## **FORTH WASHROOM**

1.90m x 2.49m

- 4 pc
- Glass shower doors
- Vanity and medicine cabinet

## **UTILITY STORAGE**

3.49m x 7.47m

- Painted block walls
- Unfinished, painted concrete floors
- Shelving (included)
- Hot water tank (rental)
- FAG Trane furnace
- Humidifier

### YOU CAN ALWAYS USE 5 BEDROOMS:

**BIG FAMILY VIBES:** Perfect for a big family where everyone needs their own cozy corner.

**GUEST SUITE GALORE:** Room for all your friends and family to crash after a fun-filled day.

**HOME OFFICE HAVEN:** Ideal for setting up a work-from-home space where productivity meets comfort.

**HOBBY HIDEAWAY:** Plenty of space for a craft room, music studio, or your very own home gym.

**FAMILY HQ:** Great for multigenerational living, so grandparents can stay close by.

**FUTURE-PROOF:** Lots of space for your growing family or whatever the future holds.

**VALUE BOOSTER:** More bedrooms can mean a higher resale value and attract more buyers when you're ready to move.

**ROOM TO FLEX:** Flexibility is key—use the rooms as bedrooms, offices, playrooms, or whatever suits your needs.

**RENTAL POTENTIAL:** Extra rooms can be rented out for some extra cash on the side.

**STORAGE SOLUTION:** Perfect for keeping things tidy, with an extra room for all your storage needs.

### FIVE REASONS YOUR FAMILY NEEDS A POOL, BUT NOT JUST ANY POOL, A POOL THAT JUST RIGHT FOR YOU, USING THE LATEST TECH AND MATERIALS:

**ULTIMATE FUN ZONE:** Imagine having a pool tailored exactly to your family's style. With built-in water slides, splash pads, and even underwater speakers, every swim session becomes an epic adventure.

**FIT AND FABULOUS:** A state-of-the-art pool means you get the best of both worlds—fun and fitness! With swim jets for endless laps and smart tech to track your workouts, staying in shape has never been this cool.

**PARTY PERFECTION:** Your pool will be the talk of the town with LED lighting, automated fountains, and a heating system that keeps the water perfect year-round. Every gathering will feel like a luxury resort party.

**PERSONAL PARADISE:** Create your dream retreat with eco-friendly materials and custom designs. From infinity edges to natural stone features, your pool will be a stunning oasis that's all about relaxation and style.

**COOLEST SUMMER EVER:** Beat the heat with high-tech features like automated pool covers, self-cleaning systems, and energy-efficient heaters. You'll spend less time on maintenance and more time enjoying crystal-clear water all summer long.