



**Foyer**

- Inviting foyer with updated flooring, pot lights and closet
- Powder room with quartz countertop, vessel sink and custom vanity

**Living**

- Open concept design
- Updated flooring
- Pot lights with dimmer
- Modern electric fireplace
- Window overlooking front porch

**Dining**

- Open concept design
- Updated flooring
- Separate area
- Pot lights with dimmer
- Chandelier
- Exposed brick wall niche

**Family/Sunroom**

- Heated, updated flooring
- Window walls w/ gorgeous view
- Ceiling fan
- Walk-out to backyard deck

**Custom, Family-Sized Kitchen**

- Contemporary design
- Updated flooring
- Stainless steel appliances

- Samsung stove features gas top, convection oven, electric oven and air fryer functions
- Hidden range hood
- Quartz countertops and backsplash
- Oversized sink with pull-out faucet
- Wine fridge and built-in wine rack
- Pantry
- Custom, soft-close cabinetry and drawers
- Pull-out spice rack
- Pull-out trash bin
- Cabinet niche for microwave
- Pot lights
- Waterfall kitchen island with pendant lighting & breakfast area

**Bedrooms and Bath**

- Primary bedroom offers updated flooring, pot lights with dimmer and His and Hers closets
- 2nd Bedroom with updated flooring
- 3rd Bedroom with updated flooring, closet and murphy bed (included)
- 4 Piece bath with heated ceramic flooring, pot lights with dimmer, porcelain bath tiling, rain and separate pull-out showerhead, and bath wall niche and sitting area

**Basement**

- Separate entrance to potential in-law suite
- Recreation room features new broadloom and pot lights with dimmer
- Huge utility area with laundry, sink, built-in work bench and lots of storage space
- 2 Piece washroom

**Exterior**

- Large front porch
- Private, fully fenced backyard with views of the western sunset, huge greenspace, deck, in-ground pool, garden shed & pool shed
- Mature trees and perennial gardens
- 4 Car private driveway

**Superior Location**

- Step onto Main Street's shops, cafes, restaurants, festivals and farmer's market
- Easy walk to library, bike paths & conservation
- Go to popular schools—Franklin Street PS & Markham District HS
- Walk to Go Station in 10 minutes!
- Quick access to Hwy 407, Markville Shopping Centre and Markham-Stouffville Hospital

**Updates & Extras****2022 Renovations**

- New gourmet kitchen
- New flooring throughout
- New basement broadloom
- Updated bathrooms
- Updated pot lights & light fixtures
- Updated electrical panel
- Updated most windows
- Pot lights throughout

**Inclusions**

- Stainless steel fridge, stove, range hood, built-in dishwasher, washer & dryer
- Wine fridge
- Murphy bed in 3rd bedroom
- Kitchen bar stools
- Electric fireplace in living room
- TV and mount in living room
- Gas furnace and central air

- All existing window coverings & electric light fixtures
- All existing pool equipment
- Pool shed
- Garden shed
- Exclude: Pool propane tank
- Zoning allows 25% home occupation.

