



74 Sanctuary Way
Markham Ontario L6E 0C2
 Markham Greensborough York
SPIS: N **Taxes:** \$3,206.25/2025

List: \$699,000 For: Sale

Condo Townhouse 3-Storey
Corp#: YRSCP / 1143 **#Shares%:**
Unit#: 92 **Locker#:**
 Locker Lev Unit: 1x5xUpper, 1x4xUpper, 1x2xLower
 Locker Unit#:
 Level: 1

Zoning:
Prop Mgmt: Monopoly - (905) 513-1058
Dir/Cross St: Markham Rd & Bur Oak Ave
Directions: Markham Rd & Bur Oak Ave

MLS#: N12440826 **Possession Remarks:** TBA
Status Cert: N **Bldg Name:** **PIN#:** 296740092

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Year Built: 2007 Apx Sqft: 1400-1599 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Poured Concrete Sqft Source: Mpac Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdp-Eqp:	Pets Perm: Restrict Locker: None Maint: \$449 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: N HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Com Elem Incl: Y Cert Level: Energy Cert: GreenPIS:	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Front / Stone Gar/Gar Spcs: Built-In / 1 Park/Drive: Private Drive: Private Park Type: Exclusive Park/Drv Spcs: 1 Tot Prk Spcs: 2 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Auto Garage Door Remote
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.67	x 10	Hardwood Floor	Combined W/Dining	Large Window
2	Dining	Main	20.67	x 10	Hardwood Floor	Combined W/Living	Open Concept
3	Kitchen	Main	20.17	x 13.17	Modern Kitchen	Ceramic Floor	Centre Island
4	Breakfast	Main	20.17	x 13.17	Ceramic Floor	Combined W/Kitchen	W/O To Deck
5	Den	Ground	9.33	x 10	Formal Rm	Open Concept	Access To Garage
6	Prim Bdrm	Upper	13	x 13.17	4 Pc Ensuite	Large Closet	Window
7	2nd Br	Upper	10.75	x 9.75	East View	Closet	Window

Client Remks:
 Property is Virtually Staged Welcome to this Spacious & Stylish 2 Bedroom + Den Townhome + A Bonus Basement Level ** This Immaculate And Beautifully Maintained Home is Tucked Within An Exclusive Enclave Of Just 10 Units In The Sought-After Greensborough Community Rarely Offered!! Step Into A Bright And Open-Concept Layout Featuring A Spacious Kitchen With A Center Island, Eat-In Area, And Walkout To A Generous Deck Perfect For Summer Bbqs And Outdoor Entertaining. Approximately 1500 Sq Ft Of Functional Living Space Plus A Bonus Basement Level, This Home Provides Impressive Room To Live, Work, And Relax. Whether You Are Looking For Extra Storage, A Rec Room, Or A Cozy Retreat, The Basement Delivers Valuable Flexibility. Quality Hardwood Floors Flow Through The Main Level And Staircase, Complemented By Upgraded 7.5-Inch Baseboards For A Clean, Modern Look. Upstairs, The Primary Bedroom Boasts A Private 4-Piece Ensuite And Double-Door Closet, While The Second Bedroom Enjoys Its Own 4-Piece Bath And Abundant Natural Light. A Versatile Den Completes The Upper Level, Ideal For A Home Office, Nursery, Or Guest Space. Additional Highlights Include Newer Paint And Carpet (Approx. 3.5 Years), And The Rare Convenience Of Direct Garage Access. **Truly Move-In Ready** Enjoy Upscale Living In One Of Markham's Most Desirable Communities.

Listing Contracted With: PAUL ZAMMIT REAL ESTATE LTD. 905-881-2181