



103 Quail Valley Cres
Markham Ontario L3T 4P9
Markham German Mills York
SPIS: N **Taxes:** \$4,483.82/2024
List: \$988,000 For: Sale
Condo Townhouse **Bungalow** **Rms:** 6 + 2
Corp#: YCC / 219 **#Shares%:** **Bedrooms:** 3 + 1
Unit#: 2 **Locker#:** **Washrooms:** 3
 Locker Lev Unit: 1x4xMain, 1x4xMain, 1x3xLower
 Locker Unit#: **Level:** 1
Zoning:
Prop Mgmt: Gpm Property Management 905-669-0222
Dir/Cross St: Leslie/Steeles
Directions: Leslie/Steeles

MLS#: N12423854 **Possession Remarks:** TBA
Status Cert: N **Bldg Name:** **PIN#:**

Kitchens: 1 Fam Rm: Y Basement: Finished with Walk-Out / Finished Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Apx Sqft: 1200-1399 Sqft Source: Mpac Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdp-Eqp:	Pets Perm: Restrict Locker: None Maint: \$960 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Water Incl: Y Taxes Incl: Hydro Incl: CAC Incl: Prkg Incl: Y Heat Incl: Cable TV Incl: Bldg Ins Incl: Y Com Elem Incl: Y Cert Level: Energy Cert: GreenPIS:	Balcony: Open Ens Lndry: Y Lndy Lev: Lower Exterior: Brick Gar/Gar Spcs: Attached / 2 Park/Drive: Private Drive: Private Park Type: Owned Park/Drv Spcs: 2 Tot Prk Spcs: 4 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Prop Feat: Ensuite Laundry, Family Room, Fireplace/Stove, Pets Allowed with Restrictions Interior Feat: Auto Garage Door Remote Security Feat: None
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	13.22	x 12.2	Renovated	Eat-In Kitchen	Window
2	Living	Main	21.23	x 10.73	Hardwood Floor	Gas Fireplace	W/O To Deck
3	Dining	Main	17.09	x 8.6	Hardwood Floor	Open Concept	
4	Prim Bdrm	Main	15.03	x 14.24	4 Pc Ensuite	Hardwood Floor	W/I Closet
5	Br	Main	13.68	x 9.78	Hardwood Floor	Window	Closet
6	Br	Main	13.68	x 9.45	Hardwood Floor	Window	Closet
7	Rec	Lower	19.19	x 12.99	Broadloom	Gas Fireplace	Wainscoting
8	Rec	Lower	19.16	x 9.55	Walk-Out	Broadloom	

Client Remks:
Welcome to this exquisite executive bungalow townhome in the highly sought-after Quail Valley community! Ideal for executives or those looking to downsize, this home is both meticulously maintained and move-in ready. The updated kitchen is a standout feature, boasting modern finishes that are sure to impress. The open-concept living and dining area, complete with a cozy fireplace, offers a welcoming space for relaxation and entertainment. The main floor includes generously sized bedrooms and two full bathrooms, providing ample comfort and convenience. The lower level is a true highlight, featuring a spacious recreation room with its own fireplace, a versatile den/bedroom with a private yard walkout, and an additional bathroom that has heated floors. Plus, the garage offers convenient entry into the lower level, enhancing accessibility and ease of use. Don't miss the opportunity to make this charming and functional home yours! Roof (5yrs), CAC (3 yrs), Furnace (8yrs), Kitchen (5 yrs), Wdws (10 yrs), Chimney Rebuilt (5yrs), Gas F/P in Bsmt (3 yrs)
Inclusions:
Fridge, Stove, B/I Dw, Washer & Dryer, Elfs, CAC, Alarm System (As is), Gdo & 1 Remotes, Humidifier, 2 Gas Fireplaces, Hot Water Tank (owned)
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Listing Contracted With: PAUL ZAMMIT REAL ESTATE LTD. 905-881-2181