



3 Framingham Dr
Markham Ontario L3T 4H2
 Markham German Mills York
SPIS: N **Taxes:** \$7,591/2025

List: \$1,738,000 For: Sale

Detached **Front On:** S **Rms:** 9
Link: N **Acre:** **Bedrooms:** 5
 2-Storey **Washrooms:** 4
 1x2xMain, 1x5x2nd, 1x3x2nd,
 1x2xBsmt

Lot: 54 x 116 Feet Irreg:
Dir/Cross St: Steeles Ave. & Don Mills Road
Directions: Steeles Ave. & Don Mills Road

MLS#: N12369879 **PIN#:** 030140507
Possession Remarks: 30-60 days tba

Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1973 Yr Built Source: MPAC Apx Sqft: 2500-3000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Board/Batten / Brick Gar/Gar Spcs: Attached / 2 Park/Drive: Private Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: Pool: Inground Energy Cert: Cert Level: GreenPIS: Prop Feat: Family Room, Fireplace/Stove Exterior Feat: Backs On Green Belt Interior Feat: Storage	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Oth Struct: Survey Type: None
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.04	x 18.44	Separate Rm	Parquet Floor	
2	Dining	Main	13.52	x 12.47	Formal Rm	Parquet Floor	Crown Moulding
3	Family	Main	17.13	x 11.81	Walk-Out	Floor/Ceil Fireplace	B/I Bookcase
4	Kitchen	Main	18.96	x 11.09	Ceramic Floor	B/I Dishwasher	O/Looks Pool
5	Prim Bdrm	2nd	18.14	x 12.4	Hardwood Floor	His/Hers Closets	3 Pc Ensuite
6	2nd Br	2nd	12.63	x 10.56	Hardwood Floor	Double Closet	O/Looks Pool
7	3rd Br	2nd	10.2	x 12.73	Hardwood Floor	Closet	
8	4th Br	2nd	8.66	x 12.01	Hardwood Floor	Closet	
9	5th Br	2nd	12.53	x 13.29			
10	Rec	Bsmt	23.06	x 11.58	W/W Fireplace	Laminate	W/O To Pool
11	Rec	Bsmt	31.99	x 10.43	Wet Bar	Laminate	
12	Furnace	Bsmt	17.39	x 11.91			
13	Other	Bsmt	17.98	x 6.56			
14	Other	Bsmt	3.84	x 3.77			

Client Remks: ** House is Virtually Staged ** This 5 Bedroom Home has a resort like setting with south rear yard, inground pool and gate access to greenspace/ravine and the don river bike path. Nestled in one of Thornhill's most sought-after neighborhoods this home is perfect for family living and entertaining and features a spacious layout, large principal rooms, and a kitchen/family room overlooking the private south backyard. The main level includes a raised deck accessible from the family room with wall to wall fireplace and walk down to the pool area. The living/dining rms are formal and there is a main floor laundry room with access to the garage from within the home. Upstairs there is five generously sized bedrooms include a primary suite with a 3 pc ensuite and his and hers closets . From the main floor and basement step outside to your private oasis with a metal gazebo, and a landscaped backyard with heated inground pool that is treed and provides plenty of privacy. Additional highlights: Finished basement with large recreation room, Double garage with ample driveway parking. Minutes to top-rated schools, parks, golf clubs, and shopping. Great opportunity to own a premium home in the heart of Thornhill.

Inclusions: Fridge, Stove, B/I DW, Washer and Dryer, freezer, All ELF's, All wdw Coverings, CAC, Metal Gazebo (Yard), Pool Table (Bsmt), Wicker Front Porch Furniture (Outside), pool heater and equip (as is), 2 fireplaces, gdo and 2 remotes, garden shed, bar fridge.

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