



**220 Royal Orchard Blvd**  
Markham Ontario L3T 3E7  
Markham Royal Orchard York  
SPIS: N      Taxes: \$3,355/2024      DOM: 0

Condo Townhouse      2-Storey  
Corp#: YCC / 28      #Shares%:  
Unit#: 56      Locker#:      Rms: 6 + 1  
Locker Lev Unit: 1x4x2nd, 1x2xMain  
Locker Unit#:      Bedrooms: 3  
Level: 1      Washrooms: 2

Zoning:  
Prop Mgmt: Meritus Group Mgmt  
Dir/Cross St: Yonge/Royal Orchard/Bayview  
Directions: Yonge/Royal Orchard/Bayview

MLS#: N12447361      Possession Remarks: TBA

Status Cert: N      Bldg Name:      PIN#: 290060056

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished with Walk-Out <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 1200-1399 <b>Sqft Source:</b> Mpac <b>Exposure:</b> Ew <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdp-Eqp:</b>	<b>Pets Perm:</b> Restrict <b>Locker:</b> None <b>Maint:</b> \$638.34 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> <b>Com Elem Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b>	<b>Balcony:</b> None <b>Ens Lndry:</b> <b>Lndy Lev:</b> Lower <b>Exterior:</b> Brick Front <b>Gar/Gar Spcs:</b> Built-In / 1 <b>Park/Drive:</b> Private <b>Drive:</b> Private <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 2 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> <b>Bldg Amen:</b> <b>Prop Feat:</b> Family Room, Pets Allowed with Restrictions <b>Exterior Feat:</b> Landscaped,Patio,Privacy <b>Interior Feat:</b> Storage
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#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	19	x 11.48	Hardwood Floor	Bay Window
2	Dining	Main	12.96	x 8.53	Hardwood Floor	O/Looks Garden
3	Kitchen	Main	13.98	x 8.99	Ceramic Floor	Eat-In Kitchen
4	Prim Bdrm	2nd	12.96	x 10.99	Hardwood Floor	W/I Closet      Bay Window
5	2nd Br	2nd	11.98	x 8.99	Hardwood Floor	Double Closet      O/Looks Garden
6	3rd Br	2nd	10.01	x 8.99	Hardwood Floor	Double Closet
7	Family	Lower	14.99	x 10.99	Hardwood Floor	W/O To Garden
8	Laundry	Bsmt	8.99	x 6		

**Client Remks:**  
Charming 3-Bedroom Townhouse Nestled in a small, well-maintained townhouse complex, this spacious 3-bedroom home offers the perfect blend of privacy, comfort, and convenience. Enjoy a finished walkout basement, ideal for a family room, home office, or guest suite. Minutes from transit, top-rated schools, and shopping. This property is perfect for families, professionals, or investors.

**Inclusions:**  
Fridge, Stove, B/I Dishwasher, Washer, Dryer, Built In Microwave, California Shutters Thru-out, Electric Light Fixtures Thru-Out, Garage Door Opener & Remote  
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Listing Contracted With: PAUL ZAMMIT REAL ESTATE LTD. 905-881-2181