



21 Kings Inn Tr			For: Sale
Markham Ontario L3T 1T6			
Markham Bayview Fairway-Bayview Country Club Estates		Last Status: NEW	
York			
SPIS: No	Taxes: \$10,951/2025	DOM: 0	
Detached	Front On: N	Rms: 8 + 1	
Link: N	Acre:	Bedrooms: 4	
Sidesplit 4		Washrooms: 3	
		1x2xMain, 1x4xUpper, 1x5xUpper	
Lot: 64.5 x 206 Feet Irreg: As Per Geowarehouse			
Dir/Cross St: Bayview Ave. & John St.			
Directions: Bayview Ave. & John St.			

MLS#: N13677114	PIN#: 030140980
Possession Remarks: TBA	
Legal: PCL 265-1, SEC M1335 ; LT 265, PL M1335 , S/T LB253552 CITY OF MARKHAM	

Kitchens: 1 + 1 Fam Rm: Y Basement: Crawl Space / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2000-2500 Lot Shape: Pie Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:	Exterior: Stucco/Plaster Gar/Gar Spcs: Attached / 2 Drive: Private Double Drive Park Spcs: 6 Tot Prk Spcs: 8 UFFI: Pool: Inground Energy Cert: Cert Level: GreenPIS: Prop Feat: Electric Car Charger, Family Room, Fireplace/Stove, Golf, Park, Public Transit, School, Wooded/Treed Exterior Feat: Built-In-BBQ, Controlled Entry, Deck, Landscape Lighting, Landscaped, Patio, Privacy, Year Round Living Interior Feat: Auto Garage Door Remote, Built-In Oven, Carpet Free, Countertop Range, ERV/HRV, Garburator, In-Law Suite, Storage, Upgraded Insulation, Ventilation System, Water Heater, Water Meter Security Feat: Alarm System, Carbon Monoxide Detectors, Smoke Detector	Zoning: R2 Cable TV: A Hydro: Yes Gas: Yes Phone: A Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: N HST Applicable to: Included In Sale Price: Oth Struct: Garden Shed Survey Type: None
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Topography: Flat							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.72	x 14.8	Hardwood Floor	B/I Bookcase	
2	Dining	Main	10.89	x 8.46	Hardwood Floor	Wainscoting	W/O To Deck
3	Kitchen	Main	17.85	x 11.22	Renovated	Centre Island	Open Concept
4	Family	Ground	24.7	x 12.07	Hardwood Floor	Fireplace	W/O To Patio
5	Prim Bdrm	Upper	13.75	x 15.09	4 Pc Ensuite	W/I Closet	Hardwood Floor
6	2nd Br	Upper	12.7	x 12.53	Hardwood Floor	Pot Lights	Closet
7	3rd Br	Upper	11.91	x 12.53	Hardwood Floor	Pot Lights	Closet
8	4th Br	Upper	10.96	x 11.19	Hardwood Floor	Closet	
9	Rec	Bsmt	20.7	x 17.09	Laminate	Pot Lights	
10	Kitchen	Bsmt	14.8	x 11.91	Renovated	Centre Island	Stainless Steel Appl

Client Remks: Welcome to 21 Kings Inn Trail, an exceptional executive residence nestled in the prestigious and peaceful Bayview Country Club Estates. Set on one of the largest and most desirable south-facing lots on the street, this home backs directly onto the lush grounds of Bayview Golf & Country Club, offering exceptional privacy and tranquility. The spectacular resort-style backyard is an entertainer's dream, featuring towering mature trees, minimal neighbour exposure, expansive grounds, and a massive saltwater inground pool with cascading waterfall feature. A custom treehouse adds a truly unique touch to this private outdoor oasis. Inside, the bright, turnkey layout showcases hardwood floors throughout and generously proportioned principal rooms. The custom Binns-designed chef's kitchen is beautifully appointed with premium chef-grade appliances, rich granite countertops, and high-quality finishes. The Upper level features four spacious bedrooms, including a generous primary suite with a private 4-piece ensuite and walk-in closet. The fully finished lower level provides exceptional additional living space with pot lights, a large recreation room, and a second kitchen-ideal for an in-law suite, multi-generational living, home gym, or extended family use. Ideally located in a quiet, family-friendly neighbourhood close to parks, transit, and local amenities, with access

to Bayview Fairways Public School, Thornlea Secondary School, and St. Robert Catholic High School. A rare opportunity to own a private, resort-inspired property in one of Markham's most sought-after communities.

Inclusions: Electrical light fixtures, window coverings, blinds, kitchen appliances (fridge, stove, built-in oven, dishwasher, microwave), lower-level kitchen appliances (fridge, stove, oven, exhaust), laundry, AC, pool equipment, some patio furniture, TVs

Exclusions: Some freestanding patio furniture, outdoor barbecue equipment, upstairs wall-mounted television and structural brackets, SONOS, aquairum

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