



**141 Clark Ave 54** **List: \$788,000 For: Sale**  
**Markham** Ontario L3T 4P4  
 Markham Thornhill York  
**SPIS:** No **Taxes:** \$3,053.21/2025 **DOM:** 0  
 Condo Townhouse 2-Storey **Rms:** 6  
**Corp#:** YRCC / 195 **#Shares%:** **Bedrooms:** 3 + 1  
**Unit#:** 20 **Locker#:** **Washrooms:** 2  
**Locker Lev Unit:** 1x2xGround, 1x4x2nd  
**Locker Unit#:**  
**Level:** 1  
**Zoning:**  
**Prop Mgmt:** Argo Property Management Ltd 905-761-7635  
**Dir/Cross St:** Yonge / Clark  
**Directions:** Clark Ave & Henderson Ave

**MLS#:** N13213164 **Possession Remarks:** TBA  
**Status Cert:** N **Bldg Name:** **PIN#:** 290190020

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Heat Pump / Electric <b>Apx Age:</b> <b>Apx Sqft:</b> 1400-1599 <b>Sqft Source:</b> Mpac <b>Exposure:</b> Ns <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdp-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> None <b>Maint:</b> \$554.39 <b>A/C:</b> Wall Unit <b>Central Vac:</b> No <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> <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> Y <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> Y <b>Lndy Lev:</b> Main <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Built-In / 1 <b>Drive:</b> <b>Park Type:</b> Exclusive <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> Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions <b>Interior Feat:</b> Carpet Free
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Ground	8.17	x 3.41	Closet
2	Living	Main	17.26	x 12.07	Hardwood Floor Fireplace W/O To Patio
3	Dining	In Betwn	10.76	x 10.33	Hardwood Floor O/Looks Living
4	Kitchen	In Betwn	10.83	x 8.99	Stainless Steel Appl Window Combined W/Laundry
5	Prim Bdrm	2nd	15.42	x 12.6	Hardwood Floor His/Hers Closets Large Window
6	2nd Br	2nd	12.24	x 8.99	Hardwood Floor Closet Window
7	3rd Br	2nd	12.24	x 8.33	Hardwood Floor Closet Window
8	Den	Bsmt	11.68	x 11.15	Hardwood Floor W/W Closet Window

**Client Remks:**

Beautifully renovated 3+1 bedroom end unit condo townhouse in the heart of Thornhill offering over 1,700 sq. ft. of functional living space. Located in a quiet, family-friendly community, this move-in ready home features an open-concept living and dining area with hardwood floors, floor-to-ceiling windows, and sliding doors leading to a private fenced patio. Renovated kitchen with sleek countertops, stainless steel appliances, and ample cabinetry. Spacious upper level with 3 generously sized bedrooms, including a large primary bedroom with double closets. Updated main bath with modern finishes. Finished basement offers versatile use as a 4th bedroom, office, or recreation area. Includes 1 garage parking space, 1 surface parking spot, and ample visitor parking. Conveniently located close to top-rated schools, parks, transit, shopping, places of worship, Yonge Street, Highway 7, and the future Yonge North Subway Extension. Ideal for families, first-time buyers, or downsizers seeking turnkey living in a prime Thornhill location. \*\* A/C/Heating Wall units (22), Roof(25) \*\*Condo Corp is responsible for lawn care, snow removal including driveway & front walk, windows, roof, fencing\*\*

**Inclusions:**

Stainless Steel Fridge, Stove, Hood Fan, B/I Dishwasher(2025), Washer, Dryer, Electrical Light Fixtures, All Window Coverings, 3 Air Conditioning/Heating Wall Units(2022), All Built-ins.

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