



175 Simonston Blvd
Markham Ontario L3T 4M1
 Markham German Mills York
SPIS: N Taxes: \$5,954/2024

Detached **Front On: W** **Rms: 7 + 3**
Link: Y **Acres:** **Bedrooms: 3 + 1**
 2-Storey **Washrooms: 4**
 2x4x2nd, 1x2xMain, 1x4xBsmt

Lot: 39.63 x 125 Feet Irreg:
Dir/Cross St: Don Mills / Steeles
Directions: Turn onto Simonston Blvd from the East side of Don Mills

MLS#: N12399479 PIN#: 030050303
Possession Remarks: TBA

Kitchens: 1	Exterior: Alum Siding / Brick	Zoning: Residential
Fam Rm: Y	Gar/Gar Spcs: Attached / 2	Cable TV: A
Basement: Finished	Park/Drive: Private	Hydro: Y
Fireplace/Stv: N	Drive: Private	Gas: Y
Heat: Forced Air / Gas	Drive Park Spcs: 2	Phone: A
A/C: Central Air	Tot Prk Spcs: 4	Water: Municipal
Central Vac: N	UFFI:	Water Supply
Apx Age:	Pool: None	Type:
Apx Sqft: 1500-2000	Energy Cert:	Sewer: Sewers
Roof: Shingles	Cert Level:	Spec Desig: Unknown
Foundation: Concrete	GreenPIS:	Farm/Agr:
Assessment:	Prop Feat:	Waterfront:
POTL:	Family Room, Library, Park, Place Of	Retirement: N
POTL Mo Fee:	Worship, Public Transit, School	HST Applicable to Included In
Elevator/Lift:	Interior Feat: None	Sale Price:
Laundry Lev: Lower		Oth Struct:
Phys Hdcap-Eqp:		Survey Type: None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.49	x 11.06	Laminate	O/Looks Dining	Large Window
2	Dining	Main	12.3	x 8.92	Laminate	W/O To Patio	Open Concept
3	Family	Main	11.98	x 11.98	W/O To Deck	Laminate	W/O To Deck
4	Kitchen	Main	10.83	x 11.22	Updated	Stainless Steel Appl	Granite Counter
5	Prim Bdrm	2nd	17.88	x 17.88	4 Pc Ensuite	His/Hers Closets	Broadloom
6	2nd Br	2nd	12.73	x 11.91	Laminate	His/Hers Closets	Large Window
7	3rd Br	2nd	11.19	x 9.55	Laminate	Closet	
8	Rec	Bsmt	28.31	x 9.94	Broadloom	Open Concept	Window
9	Br	Bsmt	11.81	x 9.91	Broadloom	Closet	
10	Laundry	Bsmt	22.15	x 12.11			

Client Remks: Welcome to this beautifully maintained 3-bedroom, 4-bathroom home, originally designed as a 4-bedroom and thoughtfully reconfigured to create an expansive primary suite complete with a 4-piece ensuite, your private retreat at the end of the day. Inside, you'll find a warm and functional layout featuring a main floor family room, perfect for relaxing or entertaining. The bright eat-in kitchen with newer stainless steel appliances and granite counters offers plenty of room for family gatherings, while the finished basement with 4pc bathroom provides flexible space for a home office, recreation area, or guest accommodations. Additional highlights include a 2-car garage, generous storage throughout, and a well-maintained exterior. With nothing left to do but move in, this home offers the perfect blend of space, comfort, and convenience ideal for families, professionals, or anyone looking for a turnkey property. Ideally located in the desirable German Mills area in a top rated school district and close to parks, transit, and amenities. ** New Roof w/ 12 yr warranty, New Double Garage Door, Updated bathrooms, New Patio Door Opening in Living Room to make access to backyard easier ** Some Photos are virtually staged **

Inclusions: Stainless Steel Fridge, Stove, B/I Dw, Washer and Dryer, Light Fixtures, Existing Window Coverings/blinds, Cac, garage door opener and remote, garden shed, water softener (as is), remote controlled overhead lighting and ceiling fans

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