



80 McCallum Dr 28
Richmond Hill Ontario L4C 9X5
Richmond Hill North Richvale York
SPIS: N **Taxes:** \$3,810.34/2025
List: \$839,000 For: Sale
Condo Townhouse 2-Storey **Rms:** 6 + 2
Corp#: YRCC / 747 **#Shares%:** **Bedrooms:** 3
Unit#: 28 **Locker#:** **Washrooms:** 3
 Locker Lev Unit: 1x4x2nd, 1x4x2nd, 1x2xMain
 Locker Unit#: **Level:** 1
Zoning:
Prop Mgmt: ICC Property Management
Dir/Cross St: Bathurst St & McCallum Drive
Directions: Bathurst St & McCallum Drive

MLS#: N12453885 **Possession Remarks:** TBA
Status Cert: N **Bldg Name:** **PIN#:**

Kitchens: 1 Fam Rm: N Basement: Finished with Walk-Out / Walk-Out Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Apx Sqft: 1400-1599 Roof: Shingles Foundation: Concrete Sqft Source: Mpac Exposure: Ew Assessment: Spec Desig: Unknown Survey Type: None Phys Hdp-Eqp:	Pets Perm: Restrict Locker: None Maint: \$641.14 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Water Incl: Y Taxes Incl: Hydro Incl: CAC Incl: Y Prkg Incl: Y Heat Incl: Cable TV Incl: Bldg Ins Incl: Y Com Elem Incl: Y Cert Level: Energy Cert: GreenPIS:	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Built-In / 1 Park/Drive: Drive: Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 2 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Visitor Parking Prop Feat: Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions, Public Transit, Ravine Interior Feat: None
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.06	x 10.63	Parquet Floor	Crown Moulding	Gas Fireplace
2	Dining	Main	13.22	x 9.61	Parquet Floor	W/O To Deck	
3	Kitchen	Main	22.67	x 9.68	Eat-In Kitchen	Pantry	
4	Prim Bdrm	2nd	15.45	x 10.43	3 Pc Ensuite	W/I Closet	Broadloom
5	2nd Br	2nd	13.75	x 9.68	Broadloom	Double Closet	
6	3rd Br	2nd	10.01	x 10.01	Broadloom	Double Closet	
7	Rec	Bsmt	14.99	x 10.43	W/O To Ravine	Pot Lights	
8	Laundry	Bsmt	8.33	x 10.3	Access To Garage		

Client Remks:
RAVINE LOTWALK-OUT BASEMENT** Tucked away in an intimate, well-maintained townhouse complex, this rare gem offers privacy, convenience, and stunning natural views. Backing directly onto a peaceful ravine, this 3-bedroom, 2.5-bathroom home features a finished walkout basement perfect for a home office, guest suite, or entertainment space. Also with seamless access from the home to the garage for added convenience. The main level offers a bright, functional layout, Upstairs, you will find three spacious bedrooms, including a primary suite with ample closet space and a private ensuite. Enjoy the ease of urban living with transit just steps away, while coming home to the tranquility of nature in your own backyard. This is low-maintenance living at its best, ideal for professionals, small families, or down-sizers looking for a quiet community feel without sacrificing location. Close proximity to Mackenzie Health Hospital, Walking Trails, Transit, & Restaurants. Furnace(2016)** Bedrooms are Virtually Staged **
Inclusions:
Existing Fridge, Stove, B/I Dishwasher, Washer, Dryer, Lights, Blinds, Garage Door Opener & Remote ** Estate Sale - Property Being Sold "As Is, "Where Is," and Without Warranties.**
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Listing Contracted With: PAUL ZAMMIT REAL ESTATE LTD. 905-881-2181