



47 Ladyslipper Crt Markham Ontario L3T 2S6 Markham Bayview Glen York SPIS: No Taxes: \$8,655/2025 DOM: 0		
Detached Link: N Bungalow-Raised	Front On: S Acres:	Rms: 7 + 5 Bedrooms: 3 + 2 Washrooms: 2 1x3xMain, 1x3xLower
Lot: 60 x 125 Feet Irreg: Dir/Cross St: Bayview/Laureleaf Directions: Bayview/Laureleaf to Ladyslipper Crt		

MLS#: N13547780	PIN#: 030160081
Possession Remarks: TBA	
Legal: Plan M-1095 Lot 55	

Kitchens: 1 + 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Elevator/Lift: No Laundry Lev: Lower Phys Hdcap-Eqp:	Exterior: Brick Gar/Gar Spcs: Attached / 2 Drive: Other Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fireplace/Stove Interior Feat: Auto Garage Door Remote	Zoning: Res Cable TV: Yes 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: Survey Type: None
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	16.01	x 12.76	Pot Lights
2	Dining	Main	10.17	x 8.69	Pot Lights
3	Kitchen	Main	16.63	x 8.86	Renovated
4	Prim Bdrm	Main	14.9	x 10.83	Hardwood Floor
5	2nd Br	Main	13.29	x 10.83	Hardwood Floor
6	3rd Br	Main	10.76	x 9.58	Hardwood Floor
7	Kitchen	Lower	14.86	x 15.81	Laminate
8	Br	Lower	15.94	x 12.53	Laminate
9	Family	Lower	19.72	x 12.63	Laminate
10	Office	Lower	12.57	x 9.45	Laminate
11	Br	Bsmt	12.53	x 9.84	Laminate

Client Remks: Welcome to 47 Ladyslipper Crt located in Prime Bayview Glen Area, Renovated Bright Bungalow on a 60x125Ft Lot, Crown Molding, Hardwood Floors, Pot Lights, In-Law Suite - Separate Entrance to Finished Spacious Basement with Kitchen, 3 Bedrooms, 3 pc Bath and Living Rm, Perfect for extended Family, South Facing Private Backyard, Walking Distance to Park, Grocery Store, Restaurants and Transit. Sought After Top Rated Bayview Glen Public School & St Roberts High School District * Architectural Plans are Available for a Main floor Addition and/or a 2nd Floor Addition- Permit is Approved and Finalized- See Attachments for Drawings* Some Rooms are Virtually Staged *

Inclusions: Stainless Steel Fridge, Gas Stove, B/I Dw, Hood Fan, Washer & Dryer, Light Fixtures, Window Coverings, Garage Door Opener

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