

	61 Nottingham Rd Markham Ontario L3T 4Y3 Markham German Mills York SPIS: N Taxes: \$3,578/2025		List: \$858,000 For: Sale																																																								
	Condo Townhouse Corp#: YCC / 372 Unit#: 137	2-Storey #Shares%: Locker#: Locker Lev Unit: 2x4, 1x2 Locker Unit#: Level: 1	Rms: 6 + 1 Bedrooms: 3 Washrooms: 3																																																								
	Zoning: Prop Mgmt: Percl Property Management Dir/Cross St: Don Mills/ Steeles Directions: Don Mills/ Steeles																																																										
	MLS#: N12411246 Possession Remarks: TBA Status Cert: N Bldg Name: PIN#:																																																										
Kitchens: 1 Fam Rm: Y Basement: Finished with Walk-Out Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Apx Sqft: 1400-1599 Roof: Shingles Foundation: Concrete Sqft Source: Mpac Exposure: Ns Assessment: Spec Desig: Unknown Survey Type: None Phys Hdp-Eqp:		Pets Perm: Restrict Locker: None Maint: \$530.36 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: Included In HST Applicable to Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Com Elem Incl: Y Cert Level: Energy Cert: GreenPIS:		Balcony: None Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Attached / 1 Park/Drive: Private Drive: Private Park Type: Exclusive Park/Drv Spcs: 1 Tot Prk Spcs: 2 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Outdoor Pool, Visitor Parking, Playground Prop Feat: Ensuite Laundry, Family Room, Fireplace/Stove, Pets Allowed with Restrictions Interior Feat: Auto Garage Door Remote																																																							
<table border="1"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th>Length (ft)</th> <th>Width (ft)</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Living</td> <td>Main</td> <td>16.73</td> <td>x 11.15</td> <td>Hardwood Floor French Doors</td> </tr> <tr> <td>2</td> <td>Dining</td> <td>Main</td> <td>12.04</td> <td>x 10.66</td> <td>Hardwood Floor French Doors</td> </tr> <tr> <td>3</td> <td>Kitchen</td> <td>Main</td> <td>17.62</td> <td>x 8.27</td> <td>Updated Granite Counter Centre Island</td> </tr> <tr> <td>4</td> <td>Prim Bdrm</td> <td>2nd</td> <td>15.42</td> <td>x 11.15</td> <td>4 Pc Ensuite W/I Closet Hardwood Floor</td> </tr> <tr> <td>5</td> <td>2nd Br</td> <td>2nd</td> <td>14.86</td> <td>x 8.89</td> <td>Broadloom Closet</td> </tr> <tr> <td>6</td> <td>3rd Br</td> <td>2nd</td> <td>11.61</td> <td>x 9.35</td> <td>Hardwood Floor Closet</td> </tr> <tr> <td>7</td> <td>Rec</td> <td>Bsmt</td> <td>17.03</td> <td>x 11.02</td> <td>W/O To Patio Brick Fireplace Hardwood Floor</td> </tr> <tr> <td>8</td> <td>Laundry</td> <td>Bsmt</td> <td>0</td> <td>0</td> <td>W/O To Patio Access To Garage</td> </tr> </tbody> </table>	#	Room	Level	Length (ft)	Width (ft)	Description	1	Living	Main	16.73	x 11.15	Hardwood Floor French Doors	2	Dining	Main	12.04	x 10.66	Hardwood Floor French Doors	3	Kitchen	Main	17.62	x 8.27	Updated Granite Counter Centre Island	4	Prim Bdrm	2nd	15.42	x 11.15	4 Pc Ensuite W/I Closet Hardwood Floor	5	2nd Br	2nd	14.86	x 8.89	Broadloom Closet	6	3rd Br	2nd	11.61	x 9.35	Hardwood Floor Closet	7	Rec	Bsmt	17.03	x 11.02	W/O To Patio Brick Fireplace Hardwood Floor	8	Laundry	Bsmt	0	0	W/O To Patio Access To Garage	Client Remks: Nestled in a well-maintained complex in the highly sought-after German Mills neighbourhood, this spacious end-unit townhouse offers the perfect blend of comfort, style, and convenience. Featuring a walkout basement and a thoughtfully updated interior, this home is ideal for families, professionals, and commuters alike. Step into the updated kitchen with granite countertops and ample cabinetry - perfect for cooking and entertaining. Large primary bedroom is complete with a 4-piece ensuite and walk-in closet. The second floor includes 2 full bathrooms, offering convenience and privacy for the whole family. The walkout basement boasts a spacious living area with a cozy fireplace and direct access to a fully fenced backyard - ideal for family gatherings or quiet relaxation. Located in a top-rated school district: German Mills Public School, St Michael's Academy, St Robert's HS and Thornlea HS. Easy access to Highways 404, 401, and 407 for effortless commuting. Close Proximity to Restaurant's, Grocery Store and TTC Transit. Don't miss this rare opportunity to own a move-in ready townhome in a prime location! ** Bedrooms are Virtually Staged ** Inclusions: ELP's, Blinds, Electric Car Charger, Garage Door Opener and Remote, Electric Awning w/ Remote }}				
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Listing Contracted With: <u>PAUL ZAMMIT REAL ESTATE LTD.</u> 905-881-2181																																																											