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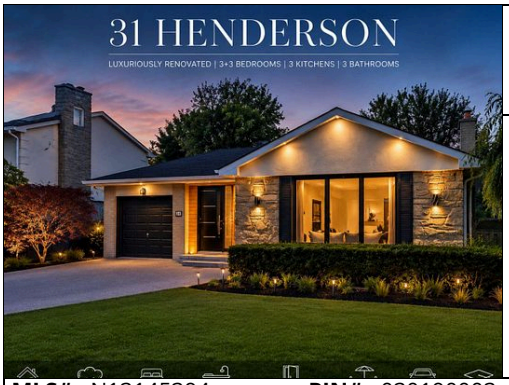
PAUL ZAMMIT REAL ESTATE LTD., BROKERAGE
60 Green Lane # 1, Thornhill ON L3T7P5



31 Henderson Ave **List: $1,488,000 For: Sale**
Markham Ontario L3T 2K5
Markham Grandview York
SPIS: No **Taxes:** $7,653/2025 **DOM: 22**

Detached **Front On:** E **Rms:** 9 + 3
Link: N **Acre:** **Bedrooms:** 3 + 3
Bungalow **Washrooms:** 4
2x3xGround, 2x3xBsmt

Lot: 50 x 125 Feet **Irreg:**
Dir/Cross St: Bayview Ave / Steeles Ave
Directions: North of Steeles on Henderson Ave

MLS#: N13145394 **PIN#:** 030190003
Possession Remarks: TBA
Legal: PCL 132-1, SEC M835 ; LT 132, PL M835 ; S/T LB51230,LB51503 MARKHAM

Kitchens:	1 + 2	**Exterior:**	Brick	**Zoning:**	
Fam Rm:	Y	**Gar/Gar Spcs:**	Attached / 1	**Cable TV:**	
Basement:	Finished / Fin W/O / Sep Entrance	**Drive:**	Private Triple	**Hydro:**	
Fireplace/Stv:	Y	**Drive Park Spcs:**	3	**Gas:**	
Heat:	Forced Air / Gas	**Tot Prk Spcs:**	4	**Phone:**	
A/C:	Central Air	**UFFI:**		**Water:**	Municipal
Central Vac:	Yes	**Pool:**	None	**Water Supply Type:**	
Apx Age:		**Energy Cert:**		**Sewer:**	Sewers
Year Built:	1960	**Cert Level:**		**Spec Desig:**	Other
Apx Sqft:	1100-1500	**GreenPIS:**		**Farm/Agr:**	
Lot Size Source:	MPAC	**Prop Feat:**	Central Vacuum, Family Room, Fireplace/Stove	**Waterfront:**	
Roof:	Asphalt Shingle			**Retirement:**	N
Foundation:	Concrete	**Interior Feat:**	Central Vacuum, Sump Pump	**HST Applicable to**	Included In
Assessment:				**Sale Price:**	
POTL:				**Oth Struct:**	
POTL Mo Fee:				**Survey Type:**	None
Elevator/Lift:					
Laundry Lev:	Main				
Phys Hdcap-Eqp:					

#	Room	Level	Length (ft)		Width (ft)	Description		
1	Living	Main	17.52	x	12.57	Open Concept	Pot Lights	Electric Fireplace
2	Kitchen	Main	11.35	x	9.51	Renovated	Centre Island	Pot Lights
3	Dining	Main	14.8	x	8.2	Pot Lights	Open Concept	
4	Prim Bdrm	Main	12.6	x	11.94	3 Pc Ensuite	Pot Lights	
5	2nd Br	Main	12.63	x	11.06	Pot Lights	Closet	
6	3rd Br	Main	11.58	x	9.84	Walk-Out	Pot Lights	
7	Rec	Bsmt	19.03	x	19.03	Laminate	Pot Lights	3 Pc Bath
8	Kitchen	Bsmt	11.71	x	7.71	Laminate	Pot Lights	
9	Br	Bsmt	13.52	x	8.1	Laminate		
10	Br	Bsmt	10.83	x	8.43	Laminate		
11	Rec	Bsmt	11.81	x	4.27	Laminate	3 Pc Bath	Walk-Out
12	Kitchen	Bsmt	3.94	x	1.64	Laminate	Pot Lights	

Client Remks: Newly Renovated Spacious 3+3 Bedroom Family Home Featuring 3 Kitchens And A Beautiful Open-Concept Main Floor. Professionally Designed Modern Kitchen With Quality Finishes, New Hardwood Flooring On Main Level, And Bright Functional Living Space Perfect For Families. Main Floor Laundry for convenience. Finished Basement Includes Two Separate In-Law Suites With Private Entrances: A 2-Bedroom Suite With Full Kitchen And Laundry, Plus A Bachelor Suite With Kitchenette And Washer Machine. Basement Features Laminate Flooring And Updated Bathroom. Beautiful Backyard Deck With Walk-Out Access From Main Floor. Located In A Fantastic Family-Friendly Neighborhood Within Walking Distance To Henderson Public School, One Of Ontario's Top-Ranked Schools. Single Car Garage Plus Driveway Parking For Up To 4 Additional Vehicles. *Some photos are virtually staged*

Inclusions: Stainless Steel Fridge, Cooktop, B/I Oven, Range Hood, B/I Dishwasher. Front Loading Washer and Dryer on the main floor. White Stove, fridge, washer & Dryer, microwave, kitchen hood in the first 2 bedroom in-law suite in basement. Cooktop stove, fridge, over the range microwave and hood + washing machine in bachelor in-law suite in the basement.

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

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