

	90 Quail Valley Cres Markham Ontario L3T 4R1 Markham German Mills York SPIS: N Taxes: \$5,026/2025				List: \$1,057,000 For: Sale		
	Condo Townhouse Corp#: YCP / 219 Unit#: 71		2-Storey #Shares%: Locker#: Locker Lev Unit: Locker Unit#: Level: 01		Rms: 6 + 1 Bedrooms: 3 Washrooms: 3 2x4x2nd, 1x2xMain		
	Zoning: Prop Mgmt: Gpm Property Management 905-669-0222 Dir/Cross St: Leslie/Steeles Directions: Leslie/Steeles						
MLS#: N12467867 Possession Remarks: TBA Status Cert: N Bldg Name: PIN#: Broker Open House:							
Kitchens: 1 Fam Rm: Y Basement: Finished with Walk-Out Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Apx Sqft: 1800-1999 Sqft Source: Mpac Exposure: Ns Assessment: Spec Desig: Unknown Survey Type: None Phys Hdp-Eqp:		Pets Perm: Restrict Locker: None Maint: \$975 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Included In 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: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Attached / 2 Park/Drive: Private Drive: Private Park Type: Exclusive Park/Drv Spcs: 2 Tot Prk Spcs: 4 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Prop Feat: Ensuite Laundry, Family Room, Fireplace/Stove, Pets Allowed with Restrictions Interior Feat: None			
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	22.01	x 12.3	Hardwood Floor	Fireplace	W/O To Deck
2	Dining	Main	14.7	x 9.88	Hardwood Floor	Crown Moulding	
3	Kitchen	Main	12.14	x 11.48	W/O To Balcony	Eat-In Kitchen	Laminate
4	Prim Bdrm	2nd	14.44	x 11.98	4 Pc Ensuite	W/I Closet	Broadloom
5	2nd Br	2nd	12.14	x 11.98	Broadloom	Closet	
6	3rd Br	2nd	10.6	x 10.01	Broadloom	Closet	
7	Rec	Lower	14.63	x 12.14	Fireplace	W/O To Yard	Closet
8	Laundry	Lower	11.71	x 7.68	W/O To Yard		
Client Remks: Rarely Available Executive 3-Bedroom Townhouse in Quail Valley Estates, Located in a private enclave, this elegant home offers a serene ravine setting that combines comfort, convenience, and timeless charm. Spacious 2492 sqft of total living space. Hardwood floors throughout **Hardwood Floors under Broadloom in all Bedrooms**. The large main floor living room features a cozy wood-burning fireplace and walkout to a private deck perfect for relaxing or entertaining. Enjoy an eat-in kitchen with a walkout to a sunny balcony, ideal for BBQs or morning coffee. The generous primary bedroom boasts a 4-piece ensuite and a walk-in closet for ample storage. Finished recreation room with a walk-out to a south facing patio and garden, has a second wood burning fireplace and direct access to an oversized 2-Car Garage. Very Well Maintained Complex with Great Neighbours, close to Golf, Shopping, HWYs, Go station, parks and nature reserve of German Mills. Sought After School District. **Condo Corp is responsible for Roof, Windows, Exterior Doors, Garage Door, Driveway, Front Stairs, Brick Work, All Landscaping, Snow Removal of Roads, Driveway, Front Stairs.							
Inclusions: Fridge, Stove(new), B/I Dw, B/I Microwave, Washer(2022), Dryer, Window Coverings, Electric Light Fixtures, Garage Door Opener & 2 Remotes + Key Pad, 1 Fobe for Back Entrance Gate, High Efficiency Furnace(2022) }}							
Listing Contracted With: PAUL ZAMMIT REAL ESTATE LTD. 905-881-2181							