39 Woolsthorpe Cres **List: $1,888,000 For: Sale**
Markham Ontario L3T 4E1
Markham German Mills York
SPIS: No **Taxes:** $7,444/2025 **DOM: 0**

Detached **Front On:** S **Rms:** 10 + 1
Link: N **Acre:** **Bedrooms:** 5
2-Storey **Washrooms:** 4
1x5x2nd, 1x4x2nd, 1x2xGround, 1x3xBsmt

Lot: 52 x 121 Feet **Irreg:**
Dir/Cross St: Steeles Ave/Simonston Blvd
Directions: Steeles Ave/Simonston Blvd

MLS#: N13467908 **PIN#:** 030070028
Possession Remarks: TBA
Legal: PCL 159-1, SEC M1442 ; LT 159, PL M1442 ; MARKHAM
Broker Open House:

Kitchens:	1	**Exterior:**	Brick	**Zoning:**	
Fam Rm:	Y	**Gar/Gar Spcs:**	Attached / 2	**Cable TV:**	A
Basement:	Finished	**Drive:**	Private Double	**Hydro:**	Yes
Fireplace/Stv:	Y	**Drive Park Spcs:**	4	**Gas:**	Yes
Heat:	Forced Air / Gas	**Tot Prk Spcs:**	6	**Phone:**	A
A/C:	Central Air	**UFFI:**		**Water:**	Municipal
Central Vac:	Yes	**Pool:**	None	**Water Supply Type:**	
Apx Age:		**Energy Cert:**		**Sewer:**	Sewers
Year Built:	1973	**Cert Level:**		**Spec Desig:**	Unknown
Yr Built Source:	MPAC	**GreenPIS:**		**Farm/Agr:**	
Apx Sqft:	2500-3000	**Prop Feat:**	Central Vacuum, Family Room, Fireplace/Stove	**Waterfront:**	
Roof:	Shingles			**Retirement:**	
Foundation:	Concrete	**Interior Feat:**	Auto Garage Door Remote, Central Vacuum	**HST Applicable to**	Included In
Assessment:	2025			**Sale Price:**	
POTL:				**Oth Struct:**	
POTL Mo Fee:				**Survey Type:**	None
Elevator/Lift:					
Laundry Lev:					
Phys Hdcap-Eqp:					

#	Room	Level	Length (ft)		Width (ft)	Description		
1	Living	Main	18.01	x	11.84	Hardwood Floor	Crown Moulding	
2	Dining	Main	12.11	x	10.89	Hardwood Floor	Crown Moulding	French Doors
3	Kitchen	Main	15.29	x	10.93	Granite Counter	Stainless Steel Appl	
4	Sunroom	Main	19.16	x	11.61	Hardwood Floor	W/O To Deck	
5	Family	Main	17.06	x	10.93	Hardwood Floor	Fireplace	
6	Prim Bdrm	2nd	19.62	x	12.4	4 Pc Ensuite	W/I Closet	
7	2nd Br	2nd	11.55	x	11.55	Hardwood Floor	Closet	
8	3rd Br	2nd	11.45	x	10.76	Broadloom	Closet	
9	4th Br	2nd	10.89	x	10.76	Hardwood Floor	Closet	
10	5th Br	2nd	24.34	x	10.3	Sunken Room	Closet	Broadloom
11	Rec	Bsmt	24.57	x	23.79	Laminate	Wet Bar	3 Pc Bath
12	Other	Bsmt	11.02	x	10.37			

Client Remks: Welcome To This Beautifully Maintained 5-Bedroom Family Home In The Highly Desirable German Mills Community. Offering Spacious Principal Rooms And Thoughtful Updates Throughout, This Move-In Ready Residence Is Ideal For Growing Families. Features Include A Bright Sunroom Providing Additional Year-Round Living Space, Renovated Bathrooms, Main Floor Laundry, And A Functional Layout Designed For Comfortable Family Living And Entertaining. The Finished Basement Includes A Wet Bar, 3-Piece Bathroom, And Pot Lights, Offering Excellent Flexibility For Recreation, Entertaining, Or Extended Family Use. Attractive Stone Driveway, Beautifully Landscaped Gardens, And A Private South-Facing Backyard Create Outstanding Curb Appeal And Outdoor Enjoyment. Conveniently Located Steps To Schools, Parks, Transit, Shopping, And Local Amenities. Exceptional Opportunity To Own A Spacious Family Home In One Of German Mills' Most Sought-After Neighbourhoods.
Inclusions: Stainless Steel Fridge, Stove, B/I DW, Washer and Dryer, Light Fixtures, Window Coverings, Cvac, GDO & 2 Remotes, mini bar fridge & fridge/Freezer in basement

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

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