

	<b>47 Ladyslipper Crt</b>		<b>List: \$1,488,000 For: Sale</b>
	<b>Markham Ontario L3T 2S6</b>		
	Markham Bayview Glen York		
SPIS: No		Taxes: \$8,655/2025	DOM: 1
Detached		Front On: S	Rms: 7 + 5
Link: N		Acce:	Bedrooms: 3 + 2
Bungalow-Raised			Washrooms: 2
			1x3xMain, 1x3xLower
<b>Lot: 60 x 125 Feet Irreg:</b>			
<b>Dir/Cross St: Bayview/Laureleaf</b>			
<b>Directions: Bayview/Laureleaf/Ladyslipper</b>			

**MLS#:** N13008852      **PIN#:** 030160081  
**Possession Remarks:** TBA  
**Legal:** Plan M-1095 Lot 55  
**Broker Open House:**  
**Public Open House:**

<b>Kitchens:</b> 1 + 1	<b>Exterior:</b> Brick	<b>Zoning:</b> Res
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> Attached / 2	<b>Cable TV:</b> Yes
<b>Basement:</b> Finished / Separate Entrance	<b>Park/Drive:</b> Other	<b>Hydro:</b> Yes
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Other	<b>Gas:</b> Yes
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 4	<b>Phone:</b> A
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 6	<b>Water:</b> Municipal
<b>Central Vac:</b> No	<b>UFFI:</b>	<b>Water Supply Type:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Sewer:</b> Sewers
<b>Apx Sqft:</b> 1100-1500	<b>Energy Cert:</b>	<b>Spec Desig:</b> Unknown
<b>Roof:</b> Asphalt Shingle	<b>Cert Level:</b>	<b>Farm/Agr:</b>
<b>Foundation:</b> Concrete	<b>GreenPIS:</b>	<b>Waterfront:</b>
<b>Assessment:</b>	<b>Prop Feat:</b> Fireplace/Stove	<b>Retirement:</b> N
<b>POTL:</b>	<b>Interior Feat:</b> Auto Garage Door Remote	<b>HST Applicable to</b> Included In
<b>POTL Mo Fee:</b>		<b>Sale Price:</b>
<b>Elevator/Lift:</b> No		<b>Oth Struct:</b>
<b>Laundry Lev:</b> Lower		<b>Survey Type:</b> None
<b>Phys Hdcap-Eqp:</b>		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.01	x 12.76	Pot Lights	Hardwood Floor	Bay Window
2	Dining	Main	10.17	x 8.69	Pot Lights	Hardwood Floor	Crown Moulding
3	Kitchen	Main	16.63	x 8.86	Renovated	Granite Counter	O/Looks Garden
4	Prim Bdrm	Main	14.9	x 10.83	Hardwood Floor	Semi Ensuite	Mirrored Closet
5	2nd Br	Main	13.29	x 10.83	Hardwood Floor	Large Window	Mirrored Closet
6	3rd Br	Main	10.76	x 9.58	Hardwood Floor	Mirrored Closet	Window
7	Kitchen	Lower	14.86	x 15.81	Laminate	Pot Lights	
8	Br	Lower	15.94	x 12.53	Laminate	Electric Fireplace	Closet
9	Family	Lower	19.72	x 12.63	Laminate	Pot Lights	3 Pc Bath
10	Office	Lower	12.57	x 9.45	Laminate	Window	
11	Br	Bsmt	12.53	x 9.84	Laminate	W/I Closet	

**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