



56 Coral Harbour Cres **List: \$1,388,000 For: Sale**
Markham Ontario L3T 2Z7
 Markham Bayview Fairway-Bayview Country Club Estates York
SPIS: No **Taxes: \$8,130/2025** **DOM: 0**

Detached **Front On: E** **Rms: 9 + 4**
Link: N **Acres:** **Bedrooms: 4 + 1**
 Sidesplit 5 **Washrooms: 3**
 2x4x2nd, 1x2xMain

Lot: 33.57 x 118 Feet Irreg: N= 200.35 Rear= 168.12
Dir/Cross St: Bayview Ave/John St
Directions: John St turn onto Bayview Fairways Dr, turn onto Coral Harbour Cres

MLS#: N13425092 **PIN#: 030141181**
Possession Remarks: TBA
Legal: PCL 72-1, SEC M1334 ; LT 72, PL M1334 , S/T LB271952 ; MARKHAM

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1970 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Shingles Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Brick Gar/Gar Spcs: Built-In / 2 Drive: Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: Pool: Inground Energy Cert: Cert Level: GreenPIS: Prop Feat: Family Room, Fireplace/Stove Interior Feat: None	Zoning: Cable TV: A Hydro: Yes Gas: Yes Phone: A Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Oth Struct: Survey Type: Available
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	21.06	x 12.01	Hardwood Floor Bow Window
2	Dining	Main	12.01	x 10.6	Hardwood Floor
3	Kitchen	Main	12.86	x 8.04	O/Looks Pool
4	Breakfast	Main	11.42	x 9.25	
5	Family	Main	25.36	x 12.8	Parquet Floor Floor/Ceill Fireplace Walk-Out
6	Den	Main	5.58	x 7.19	
7	Prim Bdrm	Upper	15.19	x 12.99	4 Pc Ensuite W/I Closet
8	2nd Br	Upper	12.99	x 11.42	Broadloom Closet
9	3rd Br	Upper	11.42	x 9.84	Broadloom Closet
10	4th Br	Upper	11.81	x 10.83	Broadloom Closet
11	Rec	Lower	20.41	x 20.21	Broadloom Wainscoting
12	Br	Lower	9.74	x 8.27	Broadloom
13	Laundry	Lower	12.57	x 10.04	
14	Rec	Sub-Bsmt	25	x 17.85	Vinyl Floor

Client Remks: Spacious 5-level sidesplit situated on a huge pie-shaped lot on a quiet crescent. This 4-bedroom home offers incredible space for families and entertaining, featuring a private backyard oasis with an inground pool and plenty of room to relax or play. Located in a sought-after, low-traffic neighbourhood, this property combines comfort, privacy, and exceptional outdoor living. Situated within the catchment for top-rated Bayview Fairways Public School, this is an ideal home for growing families. *Hardwood Floors under Broadloom in Bedrooms* Roof 2011, CAC 2015, Furnace 2010, Kitchen 2012, Wdws on main floor (except Bow wdw) 2009, Pool Heater (electric) 2021, Water Softner (2021)

Inclusions: Fridge, Stove, washer, dryer, electric light fixtures, window coverings, cvac & equipment, garage door opener, garden shed, humidifier, pool and equipment, water softner, portable bbq,

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