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

27 Sycamore Dr **List: $1,388,000 For: Sale**
Markham Ontario L3T 5V3
Markham Aileen-Willowbrook York
SPIS: No **Taxes:** $6,737/2026 **DOM: 0**

Detached **Front On:** S **Rms:** 8 + 2
Link: N **Acre:** **Bedrooms:** 4
2-Storey **Washrooms:** 3
2x4x2nd, 1x2xMain

Lot: 45.01 x 110.01 Feet **Irreg:**
Dir/Cross St: Bayview Ave & Sycamore Drive
Directions: Bayview Ave & Sycamore Drive

MLS#: N13155458 **PIN#:** 030290130
Possession Remarks: TBA
Legal: PCL 86-1, SEC M1946 ; LT 86, PL M1946 ; S/T LA862850; LT37114 ; MARKHAM

Kitchens:	1	**Exterior:**	Brick	**Zoning:**	
Fam Rm:	Y	**Gar/Gar Spcs:**	Attached / 2	**Cable TV:**	A
Basement:	Finished / Walk-Up / Separate Entrance	**Drive:**		**Hydro:**	Yes
		Drive Park Spcs:	4	**Gas:**	Yes
Fireplace/Stv:	Y	**Tot Prk Spcs:**	6	**Phone:**	A
Heat:	Forced Air / Gas	**UFFI:**		**Water:**	Municipal
A/C:	Central Air	**Pool:**	None	**Water Supply Type:**	
Central Vac:	No	**Energy Cert:**		**Sewer:**	Sewers
Apx Age:		**Cert Level:**		**Spec Desig:**	Unknown
Year Built:	1981	**GreenPIS:**		**Farm/Agr:**	
Yr Built Source:	MPAC	**Prop Feat:**	Family Room, Fireplace/Stove	**Waterfront:**	
Apx Sqft:	2000-2500	**Interior Feat:**	In-Law Capability	**Retirement:**	
Lot Size Source:	MPAC			**HST Applicable to**	Included In
Roof:	Shingles			**Sale Price:**	
Foundation:	Concrete			**Oth Struct:**	
Assessment:	2025			**Survey Type:**	Available
POTL:					
POTL Mo Fee:					
Elevator/Lift:					
Laundry Lev:	Main				
Phys Hdcap-Eqp:					

#	Room	Level	Length (ft)		Width (ft)	Description		
1	Living	Main	16.17	x	10.89	Parquet Floor	Formal Rm	
2	Dining	Main	13.62	x	10.99	Parquet Floor	French Doors	
3	Kitchen	Main	19.78	x	11.25	Eat-In Kitchen	W/O To Patio	
4	Family	Main	17.88	x	10.89	Parquet Floor	Brick Fireplace	
5	Prim Bdrm	2nd	19.91	x	13.45	4 Pc Ensuite	W/I Closet	Broadloom
6	2nd Br	2nd	15.81	x	10.96	Broadloom	Closet	
7	3rd Br	2nd	12.3	x	9.65	Broadloom	Closet	
8	4th Br	2nd	15.94	x	11.02	Broadloom	Closet	
9	Rec	Bsmt	30.87	x	10.63	Broadloom	Pot Lights	Electric Fireplace
10	Workshop	Bsmt	22.54	x	10.99	Walk-Up		

Client Remks: Approximately 2,400 sq. ft. (plus 1294 sqft in basement), this spacious 4-bedroom family home is full of potential and backs onto a park with a south backyard for added privacy and green space views. Featuring a sought-after main floor family room and a functional layout, the home offers plenty of room for a growing family. The basement includes a walk-up separate entrance and bathroom rough-in, making it well suited for a future in-law suite or income potential. With great bones and endless possibilities, this is an excellent opportunity to renovate, personalize, and add value. Top Ranking School District (St Robert and Thornlea S.S.). Close To Transportation, Highways, Parks, Shops and Restaurants. **Some Photos are Virtually Staged**
Inclusions: Existing Fridge, Stove, B/I Dw, Washer & Dryer, Light Fixtures, Blinds
Listing Contracted With: PAUL ZAMMIT REAL ESTATE LTD. **Ph:** 905-881-2181

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