



31 Henderson Ave
Markham Ontario L3T 2K5
 Markham Grandview York
SPIS: No **Taxes:** \$7,653/2025 **DOM:** 0
Detached **Front On:** E **Rms:** 9 + 3
Link: N **Acre:** **Bedrooms:** 3 + 3
 Bungalow **Washrooms:** 4
 2x3xGround, 2x3xBsmt
Lot: 50 x 125 Feet Irreg:
Dir/Cross St: Bayview Ave / Steeles Ave
Directions: Bayview Ave / Steeles Ave

MLS#: N13614238 **PIN#:** 030190003
Possession Remarks: TBA
Legal: PCL 132-1, SEC M835 ; LT 132, PL M835 ; S/T LB51230, LB51503 MARKHAM

Kitchens: 1 + 2 Fam Rm: Y Basement: Finished / Finished with Walk-Out / Separate Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Year Built: 1960 Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:	Exterior: Brick Gar/Gar Spcs: Attached / 1 Drive: Private Triple Drive Park Spcs: 3 Tot Prk Spcs: 4 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Central Vacuum, Family Room, Fireplace/Stove Interior Feat: Central Vacuum, Sump Pump	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Other Farm/Agri: Waterfront: Retirement: N HST Applicable to: Included In Sale Price: Oth Struct: Survey Type: None
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#	Room	Level	Length (ft)	Width (ft)	Description	Pot Lights	Electric Fireplace
1	Living	Main	17.52	x 12.57	Open Concept	Pot Lights	Pot Lights
2	Kitchen	Main	11.35	x 9.51	Renovated	Centre Island	Pot Lights
3	Dining	Main	14.8	x 8.2	Pot Lights	Open Concept	
4	Prim Bdrm	Main	12.6	x 11.94	3 Pc Ensuite	Pot Lights	
5	2nd Br	Main	12.63	x 11.06	Pot Lights	Closet	
6	3rd Br	Main	11.58	x 9.84	Walk-Out	Pot Lights	
7	Rec	Bsmt	19.75	x 10.17	Laminate	Pot Lights	3 Pc Bath
8	Kitchen	Bsmt	11.58	x 10.24	Laminate	Pot Lights	
9	Br	Bsmt	12.17	x 7.91	Laminate		
10	Br	Bsmt	12.17	x 8.17	Laminate		
11	Rec	Bsmt	19.75	x 10.17	Laminate	3 Pc Bath	Walk-Out
12	Kitchen	Bsmt	8.17	x 14.9	Laminate	Pot Lights	
13	Br	Bsmt	10.1	x 11.98			
14	Living	Bsmt	14.9	x 11.98			

Client Remks: Newly Renovated Spacious 3+3 Bedroom Family Home Featuring 3 Kitchens And A Beautiful Open-Concept Main Floor. Professionally Designed Modern Kitchen With Quality Finishes, New Hardwood Flooring On Main Level, And Bright Functional Living Space Perfect For Families. Main Floor Laundry for convenience. Finished Basement Includes Two Separate In-Law Suites With Private Entrances: A 2-Bedroom Suite With Full Kitchen And Laundry, Plus A Bachelor Suite With Kitchenette And Washer Machine. Basement Features Laminate Flooring And Updated Bathroom. Beautiful Backyard Deck With Walk-Out Access From Main Floor. Also there is added insulation in attic soundproofing in insulation bsmt ceilings and walls between suites and added ethernet and coax cable and wiring for ceiling speakers. Located In A Fantastic Family-Friendly Neighborhood Within Walking Distance To Henderson Public School, One Of Ontario's Top-Ranked Schools. Single Car Garage Plus Driveway Parking For Up To 4 Additional Vehicles. *Some photos are virtually staged**

Inclusions: Stainless Steel Fridge, Cooktop, B/I Oven, Range Hood, B/I Dishwasher. Front Loading Washer and Dryer on the main floor. White Stove, fridge, washer & Dryer, microwave, kitchen hood in the first 2 bedroom in-law suite in basement. Cooktop stove, fridge, over the range microwave and hood + washing machine in bachelor in-law suite in the basement.

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