

	39 Harold Lawrie Lane Markham Ontario L3T 0G1 Markham Thornhill York SPIS: No Taxes: \$6,366/2025 DOM: 0		List: \$1,395,000 For: Sale
	Att/Row/Twnhouse Link: 3-Storey	Front On: W Acres:	Rms: 11 Bedrooms: 3 + 1 Washrooms: 4 1x4x3rd, 1x2x2nd, 1x2xMain, 1x3x3rd
Lot: 18 x 134.82 Feet Irreg: Dir/Cross St: Bayview Ave & John St Directions: Bayview Ave & John St			

MLS#: N13426458 **PIN#:** 030120270
Possession Remarks: TBA
Legal: PART OF LOT 6, PLAN 2382, BEING PART 70, PLAN 65R3

Kitchens: 1 Fam Rm: Y Basement: Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 0-5 Apx Sqft: 2000-2500 Roof: Other Foundation: Other Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Brick Gar/Gar Spcs: Attached / 1 Drive: Private Double Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Electric Car Charger, Family Room, Fireplace/Stove, Golf, Library, Park, Rec Centre, School Interior Feat: Other	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: None
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Great Rm	Main	12.99	x 19.62	Hardwood Floor
2	Bathroom	Main	4.49	x 6.66	Porcelain Floor
3	Family	2nd	16.4	x 12.01	Hardwood Floor
4	Breakfast	2nd	12.4	x 8.99	Hardwood Floor
5	Pantry	2nd	4.27	x 4.27	Hardwood Floor
6	Kitchen	2nd	8.5	x 12.5	Hardwood Floor
7	Living	2nd	19.32	x 12.99	Hardwood Floor
8	Br	3rd	10.6	x 16.99	Hardwood Floor
9	2nd Br	3rd	8.83	x 10.01	Hardwood Floor
10	Laundry	3rd	5.51	x 8.83	Porcelain Floor

Client Remks: Sun-Filled Executive Townhome - Move-In Ready! Meticulously maintained and thoughtfully upgraded, this stunning executive townhome offers over 2,300 sq. ft. of beautifully finished living space with desirable east-west exposure. Featuring 3 spacious bedrooms, 4 bathrooms, upper-level laundry, and a versatile flex room ideal as a home office, family room, or potential 4th bedroom. Functional design includes a walk-in pantry, walk-in linen closet, walk-in coat closet, and a generous primary walk-in closet. The stylish European-inspired kitchen is equipped with premium Miele appliances, quartz countertops, and upgraded cabinetry and fixtures. Interior highlights include 9-ft smooth ceilings, laminate hardwood and porcelain flooring, hardwood stairs, recessed pot lights, designer light fixtures, abundant natural light, and a striking fireplace feature wall. Situated on one of the larger premium lots in the complex, the property backs onto detached homes and is enhanced by a mature tree line and masonry wall for added privacy. Enjoy outdoor living with three separate deck/balcony spaces, professionally designed interlocking in both the front and rear yards, and an exceptionally deep lot. Additional features include an oversized garage, expanded great room, premium laundry appliances, EV charger rough-in, natural gas BBQ hookup, central vacuum, and low monthly POTL fees of \$87.73. A bright and inviting home offering exceptional space, style, and comfort in a highly desirable setting.

Inclusions: S.S appliances, Fridge, dishwasher, Miele Stove & Window coverings. All light fixtures.

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