



**220 Simonston Blvd**  
**Markham Ontario L3T 4M2**  
 Markham German Mills York  
**SPIS: N**

**Taxes: \$5,525/2025**

**List: \$999,000 For: Sale**

**DOM:**

Detached  
**Link: Y**  
 Sidesplit 5

**Front On: E**  
**Acre:**

**Rms: 7 + 4**  
**Bedrooms: 3 + 3**  
**Washrooms: 3**  
 1x3xMain, 1x4x2nd, 1x3xBsmt

**Lot: 30.64 x 150.16 Feet Irreg:**

**Dir/Cross St: Don Mills And Steeles**

**Directions: East of Don Mills on Simonston Blvd**

**MLS#:** N12671662      **PIN#:** 030050146

**Possession Remarks:** TBA

**Legal:** Plan M1412 S Pt Lot 308 Rs66R6329 Part 14

**Broker Open House:**

**Opn Hse Note:**

**Public Open House:**

<b>Kitchens:</b> 1 + 1	<b>Exterior:</b> Brick / Vinyl Siding	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> Attached / 1	<b>Cable TV:</b> A
<b>Basement:</b> Finished / Separate Entrance	<b>Park/Drive:</b> Private	<b>Hydro:</b> Y
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Private	<b>Gas:</b> Y
<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> 5	<b>Water:</b> Municipal
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Water Supply Type:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Sewer:</b> Sewers
<b>Apx Sqft:</b> 1500-2000	<b>Energy Cert:</b>	<b>Spec Desig:</b> Unknown
<b>Roof:</b> Shingles	<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> Family Room, Fenced Yard, Fireplace/Stove, Park, Place Of Worship, Public Transit, Rec Centre, School	<b>Retirement:</b>
<b>POTL:</b>	<b>Interior Feat:</b> None	<b>HST Applicable to</b> Included In
<b>POTL Mo Fee:</b>		<b>Sale Price:</b>
<b>Elevator/Lift:</b>		<b>Oth Struct:</b>
<b>Laundry Lev:</b>		<b>Survey Type:</b> None
<b>Phys Hdcap-Eqp:</b>		

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Foyer	Ground	9.81	x 5.91	Ceramic Floor	Closet
2	Br	Ground	12.6	x 9.61	3 Pc Bath	Laminate
3	Living	Main	11.71	x 9.09	Cathedral Ceiling	Laminate
4	Kitchen	Main	10.99	x 9.91	Renovated	Stainless Steel Appl
5	Prim Bdrm	2nd	16.17	x 10.5	Laminate	
6	2nd Br	2nd	12.7	x 11.38	Laminate	
7	3rd Br	2nd	14.7	x 9.09	Laminate	Closet
8	Br	Lower	14.3	x 10.6	Laminate	
9	Kitchen	Lower	11.09	x 7.51	Laminate	
10	Br	Bsmt	13.19	x 9.81	3 Pc Bath	
11	Den	Bsmt	14.5	x 9.91		

**Client Remks:** Completely Renovated 3 bedroom home plus a 3 bedroom in-law suite with separate entrance containing 2 full baths and kitchen, ideal for extended family. Located in the sought-after German Mills area. Renovated main floor kitchen with modern finishes, and laminate flooring throughout. Renovated bathrooms, 2 laundry Rms, Located in a top-rated school district, close to shopping, transit, and major highways. Double wide driveway for ample parking.

**Inclusions:** Stainless Steel Fridge, Stove, B/I Dw, Microwave, Hood Fan, Elfs, Blinds, 2 Washers, 2 Dryers, Bsmt Fridge, Shed, Garage Door Opener & Remote

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