



220 Simonston Blvd
Markham Ontario L3T 4M2
 Markham German Mills York
SPIS: N **Taxes:** \$5,525/2025 **DOM:**

Detached **Front On:** E **Rms:** 7 + 4
Link: Y **Acre:** **Bedrooms:** 3 + 3
 Sidesplit 5 **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:

Kitchens: 1 + 1 Fam Rm: Y Basement: Finished / Separate Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1500-2000 Roof: Shingles Foundation: Concrete Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: Attached / 1 Park/Drive: Private Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 5 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, Place Of Worship, Public Transit, Rec Centre, School Interior Feat: None	Zoning: Cable TV: A Hydro: Y Gas: Y 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	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