



42 Nicholson Way
Markham Ontario L3T 5B6
 Markham Aileen-Willowbrook York
SPIS: No **Taxes:** \$2,955/2025
For: Sale
Last Status: NEW
DOM: 0
 Condo Townhouse 2-Storey
Corp#: YCC / 279 **#Shares%:**
Unit#: 123 **Locker#:**
Locker Lev Unit: 1x4x2nd, 1x3xBsmt
Locker Unit#:
Level: 1
Zoning:
Prop Mgmt: Johnsvie Village Property Management 905-731-7279
Dir/Cross St: Bayview/John
Directions: Turn onto Porterfield Cres, turn onto Norris Way to Nicholson Way

MLS#: N13677178 **Possession Remarks:** TBA
Status Cert: N **Bldg Name:** **PIN#:** 290370123
Broker Open House:

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1000-1199 Sqft Source: Mpac Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdp-Eqp:	Pets Perm: Yes-with Restrictions Locker: Ensuite Maint: \$578.31 A/C: None Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Com Elem Incl: Y Cert Level: Energy Cert: GreenPIS:	Balcony: None Laundry Feat: In Basement Ens Lndry: Lndy Lev: Exterior: Brick Gar/Gar Spcs: Attached / 1 Drive: Private Park Type: Exclusive Park/Drv Spcs: 1 Tot Prk Spcs: 2 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Tennis Court Prop Feat: Pets Allowed with Restrictions Interior Feat: Auto Garage Door Remote
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.81	x 10.86	Laminate	W/O To Deck	
2	Dining	Main	8.33	x 7.48	Laminate		
3	Kitchen	Main	10.53	x 7.12			
4	Prim Bdrm	2nd	14.24	x 12.14	Laminate	W/I Closet	South View
5	2nd Br	2nd	13.94	x 8.3	Laminate	Closet	Ceiling Fan
6	3rd Br	2nd	10.63	x 9.61	B/I Desk	Laminate	Closet
7	Rec	Bsmt	18.64	x 10.7	Laminate	3 Pc Bath	Pot Lights

Client Remks:
 Great opportunity to own a 3-bedroom, 2-full-bath condo townhouse in a desirable, family-friendly location. This home offers excellent potential for buyers looking to update and personalize a property to their own taste. The main floor features a walkout to a quaint backyard with a deck, providing a pleasant outdoor space for relaxing or entertaining. South-facing exposure brings in an abundance of natural light. The home is equipped with forced-air gas heating, an important feature that sets it apart from other units in the complex that may have electric baseboard heating. The finished basement provides valuable additional living space, ideal for a recreation room, home office, or family area. Convenient access to the garage and an interlock walkway add to the home's functionality. Ideally located close to parks, schools, public transit, the Thornhill Community Centre & Library, and a variety of shopping and everyday amenities. A great opportunity to renovate and create your own vision in a well-connected, family-friendly neighbourhood. **photos are virtually staged***

Inclusions:
 Fridge, Stove, B/I Dw, B/I Micro, Single-unit stack washer/dryer , Freezer, Electric Light Fixtures, Window Coverings, Garage door & 1 remote, hot water tank

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