



12 Kings College Rd
Markham Ontario L3T 5J6
 Markham Aileen-Willowbrook York
SPIS: No Taxes: \$5,791/2026 DOM: 0

Link
 2-Storey

Front On: W
Acre:

Rms: 8 + 2
Bedrooms: 3 + 1
Washrooms: 4
 1x2xMain, 1x3x2nd, 1x4x2nd,
 1x3xBsmt

Lot: 30 x 125 Feet Irreg:
Dir/Cross St: Bayview Ave and John St.
Directions: Bayview Ave and John St.

MLS#: N13604556 PIN#: 030130062
Possession Remarks: Flexible/TBA
Legal: PCL 3-2, SEC M1762; PT LT 3, PL M1762, PART 6, 66R10039; MARKHAM
Broker Open House: Sunday, July 26 2026 2:00 PM - 4:00 PM **Opn Hse Note:** Sunday 2-4pm

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1978 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: 2025 POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:	Exterior: Alum Siding / Brick Gar/Gar Spcs: Other / 0 Drive: Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: Inground Energy Cert: Cert Level: GreenPIS: Prop Feat: Family Room, Fireplace/Stove Exterior Feat: Landscaped, Privacy Interior Feat: Atrium Sauna	Zoning: Cable TV: Yes Hydro: Yes Gas: Yes Phone: Yes 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	Main	11.02	x 5.12	Double Doors	Laminate	Pot Lights
2	Living	Main	13.65	x 16.63	Laminate	Pot Lights	
3	Dining	Main	10.93	x 18.21	Laminate	Walk-Out	Gas Fireplace
4	Kitchen	Main	10.76	x 20.6	Updated	B/I Range	Combined W/Sunroom
5	Sunroom	Main	12.3	x 11.52	Skylight	O/Looks Park	B/I Bookcase
6	Family	Main	9.94	x 19.52	Walk-Out	Pot Lights	Carpet Free
7	Prim Bdrm	2nd	15.29	x 15.52	3 Pc Ensuite	Hardwood Floor	W/I Closet
8	2nd Br	2nd	11.15	x 9.94	Hardwood Floor	Closet Organizers	O/Looks Park
9	3rd Br	2nd	9.38	x 13.35	B/I Closet	Hardwood Floor	O/Looks Park
10	Rec	Bsmt	19.91	x 11.98	Track Lights	Broadloom	Window
11	4th Br	Bsmt	8.99	x 11.52	3 Pc Ensuite	Pot Lights	Broadloom
12	Workshop	Bsmt	15.16	x 6.79	Walk-Thru	Sauna	Track Lights
13	Laundry	Bsmt	11.68	x 6.73	B/I Shelves		
14	Utility	Bsmt	9.51	x 5.28			

Client Remks: Welcome to a rare original-owner residence opportunity in one of Thornhill's most sought-after neighbourhoods. Offered for the first time by its original owners, this meticulously maintained residence is ideally positioned on a premium west-facing lot backing directly onto a tranquil park, offering privacy, mature greenery, and breathtaking sunset views. The backyard is a private outdoor sanctuary designed for exceptional living and entertaining, featuring a sparkling inground pool with dual river jets, an expansive two-tier deck, and a covered pavilion. Inside, an elegantly proportioned open-concept layout welcomes you with spacious principal rooms and an abundance of natural light from large windows and skylights. The custom sunroom is a standout feature, beautifully finished with rich British Columbia wood accents and offering a peaceful year-round retreat. The updated kitchen is thoughtfully designed with extensive cabinetry, generous storage, ample workspace, and a functional layout ideal for both everyday living and entertaining. The upper level features generously sized bedrooms with excellent storage, providing comfort and practicality. The finished lower level extends the home's versatility with a bright recreation room, an additional bedroom with a private three-piece ensuite, and an infrared sauna for a spa-inspired experience at home. With excellent potential for multi-generational living and creating an income-generating suite, this home adapts to your changing needs. Perfectly located within walking distance to the Thornhill Community Centre, library, parks, shopping, restaurants, transit, and highly regarded schools including St. Robert Catholic High School with its renowned International Baccalaureate (IB) Program. Enjoy convenient access to Highways 7,

404, and 407, GO Transit, and Finch Subway Station. A distinguished residence offering privacy, pride of ownership, and an elevated lifestyle in one of Thornhill's most desirable communities.

Inclusions: Existing S/S Fridge, B/I Cook Top, B/I Oven, B/I Dishwasher, S/S Range Hood, Washer, Dryer, Light Fixtures, Window blinds/Coverings, Infrared Sauna, Covered Pavilion (on Deck).

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