

	<b>11 Tamarack Dr</b> <b>Markham Ontario L3T 4W2</b> Markham Aileen-Willowbrook York <b>SPIS:</b> N <b>Taxes:</b> \$5,315/2025		<b>List: \$1,199,000 For: Sale</b>			
	Detached <b>Link:</b> Y 2-Storey		<b>Front On:</b> E <b>Acre:</b>	<b>Rms:</b> 8 + 2 <b>Bedrooms:</b> 4 <b>Washrooms:</b> 4 1x3x2nd, 1x4x2nd, 1x2xMain, 1x3xBsmt		
	<b>Lot:</b> 30 x 115 Feet Irreg: <b>Dir/Cross St:</b> Bayview & Willowbrook <b>Directions:</b> Bayview & Willowbrook					
	<b>MLS#:</b> N12468011 <b>PIN#:</b> 030110218 <b>Legal:</b> PCL 75-2, SEC M1671 ; PT LT 75, PL M1671 , PART 10 , 66R9391 ; MARKHAM <b>Possession Remarks:</b> TBA <b>Broker Open House:</b>					
<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Year Built:</b> 1977 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 1500-2000 <b>Lot Size Source:</b> MPAC <b>Roof:</b> Shingles <b>Foundation:</b> Concrete <b>Assessment:</b> 2025 <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> <b>Phys Hdcap-Eqp:</b>		<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Attached / 1 <b>Park/Drive:</b> Private <b>Drive:</b> Private <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 3 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Family Room, Fireplace/Stove <b>Interior Feat:</b> None		<b>Zoning:</b> <b>Cable TV:</b> A <b>Hydro:</b> Y <b>Gas:</b> Y <b>Phone:</b> A <b>Water:</b> Municipal <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to Sale Price:</b> Included In <b>Oth Struct:</b> <b>Survey Type:</b> None		
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>	
1	Living	Main	16.93	x 10.47	Hardwood Floor	
2	Dining	Main	8.99	x 8.99	Hardwood Floor	W/O To Patio
3	Kitchen	Main	14.27	x 8.96	Updated	Eat-In Kitchen
4	Family	Main	14.07	x 10.96	Hardwood Floor	Brick Fireplace
5	Prim Bdrm	2nd	15.91	x 11.58	3 Pc Ensuite	Hardwood Floor                   W/I Closet
6	2nd Br	2nd	12.57	x 9.02	Hardwood Floor	W/I Closet
7	3rd Br	2nd	12.63	x 11.55	Hardwood Floor	Closet
8	4th Br	2nd	9.38	x 9.09	Hardwood Floor	Closet
9	Rec	Bsmt	27.92	x 19.46	L-Shaped Room	Broadloom
<b>Client Remks:</b> Welcome to this well-maintained 4-bedroom, 4-washroom family home, perfectly located within walking distance to transit, top-rated schools, and beautiful parks. Ideal for growing families, this home offers both comfort and convenience. The main floor features a cozy family room with a classic brick fireplace perfect for relaxing evenings and a bright, eat-in kitchen thats ideal for everyday meals or casual entertaining. Upstairs, you'll find generously sized bedrooms including a primary suite with ample closet space and an ensuite bath. The fully finished basement adds valuable living space, perfect for a recreation room, home office, or guest suite. With easy access to major highways, commuting is a breeze. Don't miss the opportunity to own a beautiful home in one of the area's most sought-after neighbourhoods! <b>**Property is Virtually Staged**</b> <b>Inclusions:</b> Fridge, Stove, B/I Dw, Microwave, Washer & Dryer, Bsmt Freezer, Window Coverings, Existing Light Fixtures <b>Listing Contracted With:</b> PAUL ZAMMIT REAL ESTATE LTD. <b>Ph:</b> 905-881-2181						