



204 Snowshoe Cres
Markham Ontario L3T 4M9
Markham German Mills York
SPIS: N **Taxes: \$5,328.09/2025** **DOM: 0**

Detached **Front On: E**
Link: Y **Acre:**
2-Storey

Rms: 7 + 3
Bedrooms: 3
Washrooms: 3
1x2xMain, 1x4x2nd, 1x3xBsmt

Lot: 30 x 150 Feet Irreg:
Dir/Cross St: Don Mills/Steeles
Directions: Don Mills/Steeles

MLS#: N12823650 **PIN#: 030050100**
Possession Remarks: TBA
Legal: PCL 285-3, SEC M1412 ; PT LT 285, PL M1412 , PART 2 , 66R6327 ; MARKHAM
Broker Open House:

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: N 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: Alum Siding / Brick Gar/Gar Spcs: Attached / 1 Park/Drive: Private Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 4 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Family Room, Park, Public Transit, Ravine, 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	Living	Main	17.95	x 10.99	Cathedral Ceiling	Broadloom	Pot Lights
2	Dining	Main	11.52	x 9.78	Laminate	W/O To Patio	
3	Kitchen	Main	14.8	x 10.2	Stainless Steel Appl	Laminate	
4	Family	Main	12.4	x 9.48	Laminate		
5	Prim Bdrm	2nd	16.24	x 10.33	W/I Closet	Broadloom	
6	2nd Br	2nd	14.63	x 9.84	Hardwood Floor	Closet	
7	3rd Br	2nd	12.63	x 10.89	Hardwood Floor	Closet	
8	Rec	Lower	20.67	x 10.24	Laminate	B/I Bookcase	Pot Lights
9	Rec	Bsmt	19.55	x 13.12	L-Shaped Room	Laminate	3 Pc Bath
10	Laundry	Bsmt	13.98	x 8.76	Laminate	Pot Lights	

Client Remks: Welcome to this beautifully maintained 3-bedroom, 3-bathroom home in the highly desirable German Mills community. The bright and airy living room features stunning cathedral ceilings and a large picture window that fills the space with natural light. The kitchen is equipped with stainless steel appliances and offers an open-concept layout overlooking the family room - perfect for everyday living and effortless entertaining. The newly renovated basement adds valuable additional living space and includes a modern 3-piece washroom, ideal for guests, extended family, or a recreation area. Curb appeal shines with a flagstone front walkway, while the backyard boasts a newer stone patio - perfect for outdoor dining and summer gatherings. Conveniently located close to major highways, shopping, the community centre, parks, and top-rated schools, this home offers the perfect balance of comfort and convenience. A wonderful opportunity to own in one of Markham's most established and family-friendly neighbourhoods! **Upgraded to 200 AMP service (2021)"EV ready" 240v outlet in Garage (2021), new 200 amp breaker panel (2021) pot lights (2021)New Furnace (2022)New Heat pump (2025) Roof (2022) Interlocking Backyard and side (2021)Gazebo (2021)Playset (2021)Garden Shed (2021)** Some photos are Virtually Staged**

Inclusions: Stainless Steel Fridge, Stove, B/I Dishwasher, B/I Microwave, Washer and Dryer, Light Fixtures, Window Blinds, Gazebo, Shed, Playset

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