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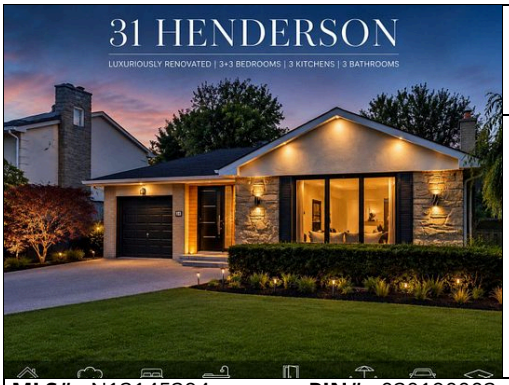
Printed On: 05/20/2026 1:36:04 PM

PAUL ZAMMIT REAL ESTATE LTD., BROKERAGE
60 Green Lane # 1, Thornhill ON L3T7P5



31 Henderson Ave **List: $1,488,000 For: Sale**
Markham Ontario L3T 2K5
Markham Grandview York
SPIS: No **Taxes:** $7,653/2025 **DOM:**

Detached **Front On:** E **Rms:** 9 + 3
Link: N **Acre:** **Bedrooms:** 3 + 3
Bungalow **Washrooms:** 4
2x3xGround, 2x3xBsmt

Lot: 50 x 125 Feet **Irreg:**
Dir/Cross St: Bayview Ave / Steeles Ave
Directions: North of Steeles on Henderson Ave

MLS#: N13145394 **PIN#:** 030190003
Possession Remarks: TBA
Legal: PCL 132-1, SEC M835 ; LT 132, PL M835 ; S/T LB51230,LB51503 MARKHAM

Kitchens:	1 + 2	**Exterior:**	Brick	**Zoning:**	
Fam Rm:	Y	**Gar/Gar Spcs:**	Attached / 1	**Cable TV:**	
Basement:	Finished / Finished with Walk-Out / Separate Entrance	**Drive:**	Private Triple	**Hydro:**	
		Drive Park Spcs:	3	**Gas:**	
Fireplace/Stv:	Y	**Tot Prk Spcs:**	4	**Phone:**	
Heat:	Forced Air / Gas	**UFFI:**		**Water:**	Municipal
A/C:	Central Air	**Pool:**	None	**Water Supply Type:**	
Central Vac:	Yes	**Energy Cert:**		**Sewer:**	Sewers
Apx Age:		**Cert Level:**		**Spec Desig:**	Other
Year Built:	1960	**GreenPIS:**		**Farm/Agr:**	
Apx Sqft:	1100-1500	**Prop Feat:**	Central Vacuum, Family Room, Fireplace/Stove	**Waterfront:**	
Lot Size Source:	MPAC			**Retirement:**	N
Roof:	Asphalt Shingle	**Interior Feat:**	Central Vacuum, Sump Pump	**HST Applicable to**	Included In
Foundation:	Concrete			**Sale Price:**	
Assessment:				**Oth Struct:**	
POTL:				**Survey Type:**	None
POTL Mo Fee:					
Elevator/Lift:					
Laundry Lev:	Main				
Phys Hdcap-Eqp:					

#	Room	Level	Length (ft)		Width (ft)	Description		
1	Living	Main	17.52	x	12.57	Open Concept	Pot Lights	Electric Fireplace
2	Kitchen	Main	11.35	x	9.51	Renovated	Centre Island	Pot Lights
3	Dining	Main	14.8	x	8.2	Pot Lights	Open Concept	
4	Prim Bdrm	Main	12.6	x	11.94	3 Pc Ensuite	Pot Lights	
5	2nd Br	Main	12.63	x	11.06	Pot Lights	Closet	
6	3rd Br	Main	11.58	x	9.84	Walk-Out	Pot Lights	
7	Rec	Bsmt	19.03	x	19.03	Laminate	Pot Lights	3 Pc Bath
8	Kitchen	Bsmt	11.71	x	7.71	Laminate	Pot Lights	
9	Br	Bsmt	13.52	x	8.1	Laminate		
10	Br	Bsmt	10.83	x	8.43	Laminate		
11	Rec	Bsmt	11.81	x	4.27	Laminate	3 Pc Bath	Walk-Out
12	Kitchen	Bsmt	3.94	x	1.64	Laminate	Pot Lights	

Client Remks: Newly Renovated Spacious 3+3 Bedroom Family Home Featuring 3 Kitchens And A Beautiful Open-Concept Main Floor. Professionally Designed Modern Kitchen With Quality Finishes, New Hardwood Flooring On Main Level, And Bright Functional Living Space Perfect For Families. Finished Basement Includes Two Separate In-Law Suites With Private Entrances: A 2-Bedroom Suite With Full Kitchen And Laundry, Plus A Bachelor Suite With Kitchenette And Laundry (washer only). Basement Features Laminate Flooring And Updated Bathroom. Beautiful Backyard Deck With Walk-Out Access From Main Floor. Located In A Fantastic Family-Friendly Neighborhood Within Walking Distance To Henderson Public School, One Of Ontario's Top-Ranked Schools. Single Car Garage Plus Driveway Parking For Up To 4 Additional Vehicles. *Some photos are virtually staged**

Inclusions: Stainless Steel Fridge, Cooktop, B/I Oven, Range Hood, B/I Dishwasher. Front Loading Washer and Dryer on the main floor. White Stove, fridge, washer & Dryer, microwave, kitchen hood in the first 2 bedroom in-law suite in basement. Cooktop stove, fridge, over the range microwave and hood + washing machine in bachelor in-law suite in the basement.

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

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