

WELCOME TO

41 Marmill Way

www.41Marmill.com



ROYAL LEPAGE
CHAIRMAN'S CLUB
NATIONAL TOP 1%
LIFETIME MEMBER

Shawn Zigelstein
Broker

TEAM **ZOLD**

Your Home • Your Life • Your Realtors

Working For You!

www.teamzold.com

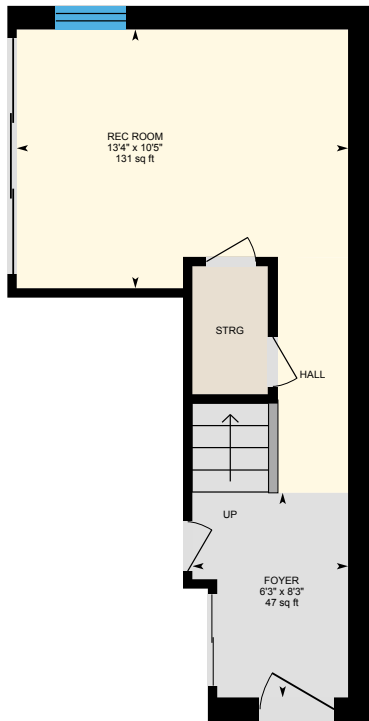
Your **Community**
REALTY™

ROYAL LEPAGE

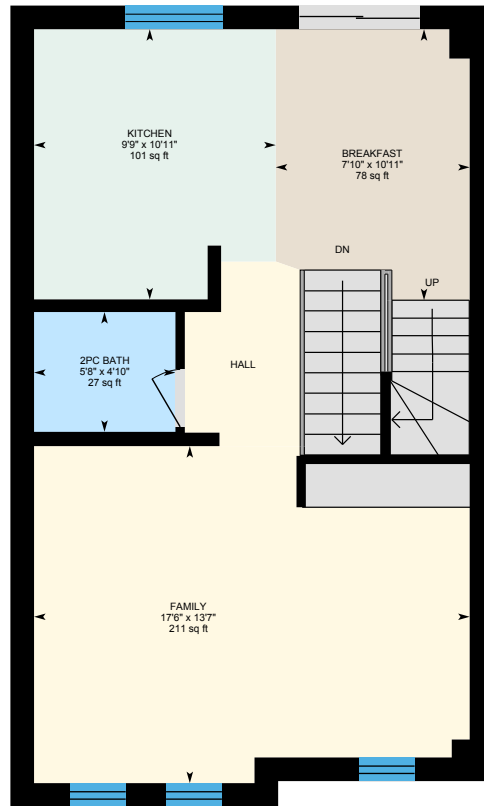
BROKERAGE INDEPENDENTLY OWNED & OPERATED

905.731.2000

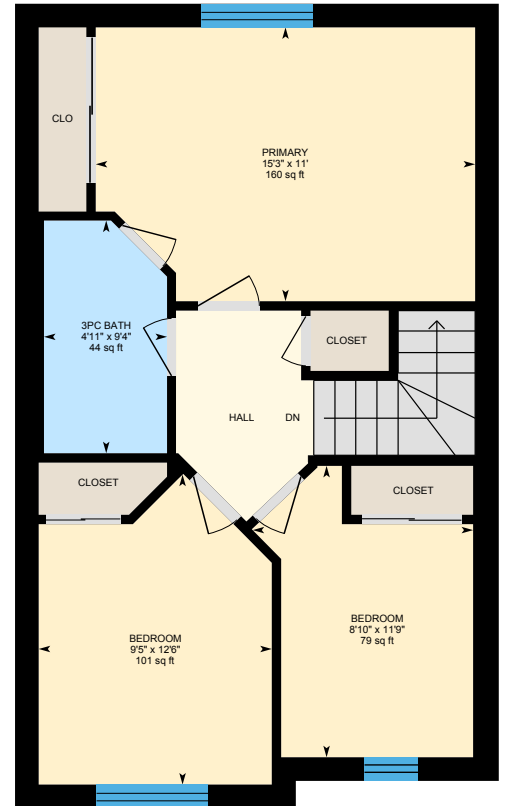
41 Marmill Way, Markham



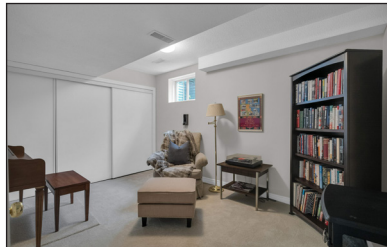
Main Floor



2nd Floor



3rd Floor





PUBLIC SCHOOLS

Your neighbourhood is part of a community of Public Schools offering Elementary, Middle, and High School programming.

Franklin Street PS

Designated Catchment School
Grades PK to 8
21 Franklin St

Markham DHS

Designated Catchment School
Grades 9 to 12
89 Church St

Académie de la Moraine

Designated Catchment School
Grades PK to 6
115 George St

ÉS Norval-Morrisseau

Designated Catchment School
Grades 7 to 12
51 Wright St

CATHOLIC SCHOOLS

Your neighbourhood is part of a community of Catholic Schools offering Elementary, Middle, and High School programming.

St Edward Catholic ES

Grades 1 to 8
33 Cairns Dr

St Joseph Catholic ES

Grades PK to 8
388 White's Hill Ave

École catholique Pape-François

Grades PK to 12
276 Sunset Blvd

St Brother André Catholic HS

Grades 9 to 12
6160 16th Ave

PRIVATE SCHOOLS

The private schools nearest to you are:



Cambridge Academy

Grades 9 to 12
5873 ON-7

Wesley Christian Academy

Grades PK to 8
22 Heritage Rd

Unionville Montessori School

Grades PK to 6
4486 16th Ave

Yip's Collegiate School

Grades 9 to 12
7700 Brimley Rd

PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



Markham Seniors Activity Centre

22 Water St.



4 mins



Cedar Valley

Raymerville Dr. and Norwich Dr.



6 mins



Morgan Park

George St. and Parkway Ave.



5 mins

FACILITIES WITHIN A 20 MINUTE WALK

- 1 Playground
- 1 Pool
- 2 Tennis Courts
- 1 Ball Diamond
- 1 Community Centre
- 1 Outdoor Games Facility
- 2 Trails
- 1 Arts/Performance Facility

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only a minute walk away and the nearest street transit stop is a minute walk away.



Nearest Rail Transit Stop
Markham GO



1 min



Nearest Street Level Transit Stop
Markham Rd At Station St - Markham Go Station



1 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 2.67km.



Markham Stouffville Hospital
381 Church St



Fire Station
209 Main St N



Police Station
8700 McCowan Road

HoodQ

Disclaimer: These materials have been prepared for shawn@teamzold.com and are not intended to solicit buyers or sellers currently under contract with a brokerage. By accessing this information you have agreed to our terms of service, which are hereby incorporated by reference. This information may contain errors and omissions. You are not permitted to rely on the contents of this information and must take steps to independently verify its contents with the appropriate authorities (school boards, governments etc.). As a recipient of this information, you agree not to hold us, our licensors or the owners of the information liable for any damages, howsoever caused.

Elegant Condo Townhome in Old Markham Village: Your Private Retreat

Welcome to this exquisite condo townhome, nestled in the prestigious Old Markham Village community. This executive area offers unparalleled privacy and a serene living environment, making it the perfect retreat for discerning homeowners. As you approach this charming home, you'll be captivated by its inviting curb appeal and the sense of tranquility that surrounds it. Step inside to discover a beautifully designed living space that seamlessly blends comfort and elegance. The second floor features a spacious living room adorned with gleaming hardwood floors, creating a warm and welcoming atmosphere. The open-concept layout is perfect for entertaining, allowing for effortless flow between the living, dining, and kitchen areas. The kitchen is well-appointed with bright views of the yard and ample counter space, making meal preparation a delight. Upstairs, you'll find three generously sized bedrooms, each offering a peaceful sanctuary for rest and relaxation. The main bathroom has been tastefully renovated, featuring contemporary fixtures and finishes that add a touch of luxury to your daily routine. The finished basement provides additional living space, ideal for a family room, home office, or guest suite. This versatile area offers endless possibilities to suit your lifestyle needs. One of the standout features of this home is the private backyard. Step outside to your own personal oasis, complete with a shed for extra storage. The backyard is perfect for outdoor gatherings, barbecues, or simply unwinding after a long day. The mature and lush greenery provide a sense of seclusion and tranquility. Location is everything, and this home does not disappoint. Situated within a short walk to the GO Train, commuting to downtown Toronto is a breeze. You'll also find the LCBO, shopping centers, and the charming stores of Main Street Markham just a stone's throw away. Enjoy the convenience of having everything you need within easy reach, while still being able to retreat to your private haven. This condo townhome is more than just a place to live; it's a lifestyle. Experience the perfect blend of elegance, comfort, and convenience in one of Markham's most sought-after communities. Don't miss the opportunity to make this exceptional property your own. Contact us today to schedule a viewing and discover the endless possibilities that await you in this beautiful home.

All Existing Appliances: LG Stainless Steel Flat Top Stove, AirKing White Hoodfan, LG Stainless Steel French Door Fridge, LG Stainless Steel Built-In Dishwasher, Whirlpool Stackable White Washer and Dryer, All Window Coverings, All Electrical Light Fixtures, CVAC and All Attachments, Furnace, AC, Garage Door Opener. Rental: Hot Water Tank

Taxes: \$2,945.97/2024 | Maintenance Fees: \$666.98

Royal LePage Your Community Realty Brokerage does not warrant or guarantee the information in this feature sheet.

