

	<b>171 Clark Ave</b> <b>Markham Ontario L3T4Y7</b> Markham Thornhill York 355-22-Z SPIS: N                      Taxes: \$7,428.75 / 2019	List: <b>\$1,899,999</b> For: <b>Sale</b>  <b>DOM: 4</b>
	Detached                      Front On: S                      Rms: 9 + 3 Link: N                      Acre:                      Bedrooms: 4 + 2 2-Storey                      Washrooms: 4 Lot: 60 x 120 Feet Irreg:                      2x4x2nd, 1x2xGround, 1x4xBsmt Dir/Cross St: Bayview / John	

MLS#: N4770215                      Contract Date: 5/26/2020                      PIN#:  
 Possession Remarks: 30/60/Tba

<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> Y <b>Apx Age:</b> <b>Apx Sqft:</b> <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> Main <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Brick <b>Drive:</b> Private <b>Gar/Gar Spcs:</b> Attached / 2.0 <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 4.0 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b>	<b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewer:</b> Sewers <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>Oth Struct:</b>
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	16.83	x 11.84	Hardwood Floor                      Large Window
2	Dining	Ground	14.92	x 10.92	Hardwood Floor                      O/Looks Garden
3	Kitchen	Ground	17.48	x 11.32	Granite Counter                      Stainless Steel Appl
4	Breakfast	Ground			Combined W/Kitchen                      W/O To Patio
5	Family	Ground	18.34	x 11.25	Hardwood Floor                      W/O To Patio
6	Master	2nd	18.66	x 12.07	Hardwood Floor                      4 Pc Ensuite                      W/I Closet
7	2nd Br	2nd	12.82	x 12.17	Hardwood Floor                      Closet                      Large Window
8	3rd Br	2nd	13.91	x 12.82	Hardwood Floor                      Closet                      Window
9	4th Br	2nd	14.40	x 9.68	Hardwood Floor                      Closet                      Window
10	Rec	Bsmt	31.32	x 10.82	Laminate                      Renovated                      Pot Lights
11	5th Br	Bsmt	17.15	x 14.17	Laminate                      Closet                      Pot Lights
12	Br	Bsmt	10.99	x 10.23	Laminate                      Closet

**Client Remks:** Spacious 4+2 Bedroom Family Home (Over 3700 Sq Ft). On Premium, Corner Lot (60X120). Located In Desirable Thornhill Neighbourhood, Minutes To Finch Station & Future Clark Subway Station. Complete Newly Renovated, Hardwood Floors And Led Potlights. Large Shaded Backyard. Designer Landscaping W/ Inground Sprinklers. Large Professionally Finished Bsmt. Excellent Schools: Henderson Ps(Gifted), Thornhill Ss(Ap), St. Robert Catholic Hs(lb)

**Extras:** Ss Fridge, Rangehood, B/I Dishwasher, W/D, Existing Elfs & Window Coverings, Zebra Roller Shades, Cac, Cvac, Furnace W/Humidifier & Air Cleaner, Water Softener&Purifier, Garagedoorremotes, Glassstormdoor, Security Alarm&Cameras, Rental Hwt

**Listing Contracted With:** SKYLAND REALTY INC., BROKERAGE    Ph: 365-608-4031