


#	Address	Apt/Unit	Municipality	Price	Beds	Wr	LSC	MLS#
1	19 Rycroft Dr		Markham	\$1,388,000	2	3	Slid	N3251322

	<b>19 Rycroft Dr</b> <b>Markham Ontario L3R2J7</b> Markham Unionville York 356-31-V <b>Taxes: \$515.20 / 2014</b> <b>SPIS: N</b> <b>Last Status: Sld</b> Lt 161 PI 7566 Markham S/T Ma56069 *	<b>Sold: \$1,350,000</b> <b>List: \$1,388,000</b> 1 <b>For: Sale</b> <b>% Dif: 97</b> <b>DOM: 1</b>
	Detached <b>Fronting On: S</b> <b>Rms: 5 + 4</b> Bungalow <b>Acreage:</b> <b>Bedrooms: 2 + 2</b> <b>Irreg: *Assigned By</b> 125 x 63.37 Feet <b>Washrms: 3</b> R692069 ; S/T Ma56054      1x3xMain, 1x2xMain, 1x4xLower Markh <b>Dir/Cross St: Sciberras &amp; Hwy #7</b>	

MLS#: N3251322      Seller: Bonnie Jean Brazier And Thomas Brazier      Occupancy: Owner  
 PIN#:      ARN#:      Contact After Exp: N  
 Holdover: 60

<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> <b>Apx Age:</b> <b>Apx Sqft:</b> <b>Assessment:</b> <b>Laundry lev:</b>	<b>Exterior:</b> Brick <b>Drive:</b> Private <b>Garage:</b> Attached / 2.0 <b>Park Spaces:</b> 4 <b>UFFI:</b> <b>Pool:</b> Inground <b>Prop Feat:</b> Lake/Pond, Library, Park, School	<b>Zoning:</b> Fronts On South Side Of Kriegoff <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Spec Desig:</b> Unknown
---	--	---

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	22.01	x 16.99	Centre Island      B/I Appliances      Hardwood Floor
2	Dining	Main	16.50	x 12.99	Hardwood Floor      Crown Moulding      Bay Window
3	Family	Main	17.48	x 13.48	Hardwood Floor      Gas Fireplace      Walk-Out
4	Master	Main	14.50	x 9.51	W/I Closet      4 Pc Ensuite      Crown Moulding
5	2nd Br	Main	10.00	x 8.99	Crown Moulding      California Shutters      Closet
6	Rec	Lower	22.01	x 12.99	Hardwood Floor      Pot Lights
7	3rd Br	Lower	10.99	x 8.00	Double Closet      Broadloom
8	4th Br	Lower	12.00	x 10.99	Double Closet      Broadloom
9	Laundry	Lower	18.01	x 10.00	Closet      Ceramic Floor

**Client Remks:** Absolutely Stunning Unionville Home! Prime Location. \$\$\$\$ In Upgrades. Bright & Spacious W/ Luxurious Finishings. Gleaming Hardwood Floors And Crown Moulding. Unique Design, One Of A Kind Show Stopper! Large, Private, Mature Lot (63.37 X 125Ft - 7921 Sf). Beautifully Landscaped Front & Back. Backyard Oasis W/ Inground Pool & Cabana. Quiet Neighbourhood. Meticulously Maintained & Lovingly Cared For. Incredible Custom Kitchen  
**Extras:** Gb&E, Cac, Cvac & Equip, Ka S/S Fridge, 2 S/S Dacor B/I Convect Ovens, Gas Stove Top, Custom Range Hood, S/S B/I Dacor Micro/Convection Oven, Wine Fridge, B/I Asko Washer & Dryer, 2 Gdo's & Rem, Pool & Equip, All Elf's, All Window Coverings.  
**Brkage Remks:** Gorgeous New Finished Basement With Spa Bath, 2 Bedrms, Walk To Historic Main Street Unionville & Toogood Pond, Restaurants, Walk To Parkview, Unionville H.S., Brother Andre H.S.. Email Offers To Lee@Leeandkris.Ca W/ 24Hr Irrev

List: RE/MAX ALL-STAR REALTY INC., BROKERAGE Ph: 905-477-0011 Fax: 905-477-6839  
 KRISTINE MILBURY SEARLE, Salesperson 905-477-0011 ARLENE LEE MILBURY, Salesperson 905-477-0011  
 Co-Op: RE/MAX ALL-STAR REALTY INC., BROKERAGE  
 Arlene Lee Milbury, Salesperson  
**Contract Date:** 7/03/2015      **Sold Date:** 7/04/2015      **Leased Terms:**  
**Expiry Date:** 10/03/2015      **Closing Date:** 10/08/2015      **Original:** \$1,388,000  
**Last Update:** 7/06/2015      **CB Comm:** 2.25% + Hst