


#	Address	Apt/Unit	Municipality	Price	Beds	Wr	LSC	MLS#
1	80 Heatherwood Cres		Markham	\$1,258,000	4	4	Slid	N3158995

	80 Heatherwood Cres Markham Ontario L3R8V5 Markham Unionville York 350-33-U Taxes: \$6,111.59 / 2014 For: Sale SPIS: N Last Status: Sld Plan 65M2557 Lot 91	Sold: \$1,240,000 List: \$1,258,000 % Dif: 99 DOM: 9	1
	Detached Fronting On: S 2-Storey Acreage: Irreg: See Attached Survey 17.2 x 36.7 Metres		Rms: 8 + 4 Bedrooms: 4 + 1 Washrms: 4 1x2xMain, 1x5x2nd, 1x5x2nd, 1x2xBsmt
Dir/Cross St: Kennedy & Carlton			

MLS#: N3158995 **Seller:** Susan Davies **Occupancy:** Owner
PIN#: **ARN#:** **Contact After Exp:** N
Holdover: 60

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: Apx Sqft: 2500-3000 Assessment: Laundry lev:	Exterior: Brick Drive: Private Garage: Attached / 2.0 Park Spaces: 2 UFFI: Pool: Inground Prop Feat: Fenced Yard, Lake/Pond, Library, Public Transit	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.40	x 11.41	Formal Rm	French Doors	Bay Window
2	Dining	Main	14.76	x 11.32	Formal Rm	French Doors	Chair Rail
3	Kitchen	Main	9.68	x 11.51	Granite Counter	Centre Island	Pot Lights
4	Breakfast	Main	11.84	x 9.58	Skylight	Tile Floor	W/O To Yard
5	Family	Main	26.34	x 11.32	Hardwood Floor	Fireplace	Crown Moulding
6	Master	2nd	23.16	x 12.17	W/I Closet	5 Pc Ensuite	Crown Moulding
7	2nd Br	2nd	11.41	x 12.50	Double Closet	California Shutters	Broadloom
8	3rd Br	2nd	10.92	x 11.51	Hardwood Floor	W/I Closet	Crown Moulding
9	4th Br	2nd	10.92	x 10.92	Hardwood Floor	Chair Rail	Double Closet
10	Rec	Bsmt	25.98	x 12.00	Crown Moulding	B/I Bar	L-Shaped Room
11	5th Br	Bsmt	11.51	x 10.00	B/I Closet	Window	French Doors
12	Office	Bsmt	12.00	x 8.99	Broadloom	Pot Lights	Closet

Client Remks: Prestigious Unionville Neighbourhood. Luxurious, Monarch Built, John Stiver Model. Spacious 4 Bdrm Executive Home. Kit Features Granite, Centre Island, Hardwood Flrs & 3 Skylights. Large Eat-In Area O/Looking Backyard. Family Rm Open To Kitchen W/ Hardwood Flrs & F/P. Formal Living & Dining Rooms W/ French Doors. Incredible Mb With Sitting Area, Updated Bath. Gorgeous Fin Bsmt Features Game Rm, Custom Bar, Rec Room, 5th Bdrm, Workout Room

Extras: Gb&E, Cac, Cvac & All Equip. Surr Sound - Master Bath, Lr, Kit & Bsmt. Ka Slide In, Smooth Top Stove, Ka Side-By-Side Bottom Mount Fridge, B/I Dw. Pool, Hot Tub & Custom Pool Shed With Bar. Updated Windows, Roof, Furnace & Ac. Hwt(R)

Brkage Remks: Incredible Backyard Oasis Features Inground Pool, Hot Tub & Custom Bar. Extensive Stone Patio. Stamped Concrete Driveway. Walk To Main Street Unionville, Toogood Pond, Shops, Restaurants And Schools. Easy Access To Transit, Go, Hwy 404 And 407. Offers Accepted Sunday @ 6Pm.

List: RE/MAX ALL-STARS 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: SUTTON GROUP-HERITAGE REALTY INC., BROKERAGE
 Tami Ferguson, Salesperson
Contract Date: 4/06/2015 **Sold Date:** 4/15/2015 **Leased Terms:**
Expiry Date: 7/06/2015 **Closing Date:** 6/15/2015 **Original:** \$1,258,000
Last Update: 4/15/2015 **CB Comm:** 2.25% + Hst