



**7340 Markham Rd 203**  
**Markham Ontario L3S0B1**  
 Markham Middlefield York 357-36-Y  
**SPIS: N Taxes: \$2,629.41 / 2015**

**List: \$399,900 For: Sale 1**

**Last Status: New**

Condo Apt      **#Shares%:**      **Rms: 6 + 1**  
 Apartment      **Locker#:**      **Bedrooms: 3 + 1**  
**Corp#:** YCC / 1111      **Level: 2**      **Washrooms: 3**  
                                  **Unit#:** 03      1x2, 2x4  
**Dir/Cross St:** Markham/Denison  
**Zoning:**

MLS#: N3371307		Possession: Immediate		PIN#:	
<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<b>Balcony:</b>	Open
<b>Fam Rm:</b>	N	<b>Locker:</b>	Owned	<b>Ens Lndry:</b>	Y Lndy Lev:
<b>Basement:</b>	None	<b>Maint:</b>	\$632.26	<b>Exterior:</b>	Stucco/Plaster
<b>Fireplace/Stv:</b>	N	<b>A/C:</b>	Central Air	<b>Garage:</b>	Undergrnd / 2.0
<b>Heat:</b>	Forced Air / Gas	<b>Central Vac:</b>		<b>Park/Drive:</b>	Undergrnd
<b>Apx Age:</b>	6-10	<b>UFFI:</b>		<b>Park Type:</b>	Owned
<b>Apx Sqft:</b>	1600-1799	<b>Elev/Lift:</b>	<b>Retirement:</b>	<b>Park Spcs:</b>	2
<b>Sqft Source:</b>	Mpac	<b>Taxes Incl:</b>	N <b>Water Incl:</b> Y	<b>Park \$/Mo:</b>	
<b>Exposure:</b>	E	<b>Heat Incl:</b>	Y <b>Hydro Incl:</b> N	<b>Prk Lgl Dsc:</b>	
<b>Assessment:</b>		<b>Cable TV Incl:</b>	N <b>CAC Incl:</b> N	<b>Com Elem Incl:</b>	Y
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y <b>Prkg Incl:</b> Y	<b>Bldg Amen:</b>	
<b>Phys Hdp-Eqp:</b>		<b>Cert Level:</b>			
		<b>Energy Cert:</b>			
		<b>GreenPIS:</b>			

#	Room	Level		Description		
1	Living	Flat	6.34 x 5.49	Laminate	Combined W/Dining	W/O To Balcony
2	Dining	Flat	6.34 x 5.49	Laminate	Combined W/Living	
3	Kitchen	Flat	3.90 x 2.16	Ceramic Floor	Open Concept	
4	Master	Flat	4.36 x 3.23	Broadloom	4 Pc Ensuite	His/Hers Closets
5	2nd Br	Flat	3.23 x 3.08	Broadloom	Large Closet	
6	3rd Br	Flat	3.26 x 3.08	Broadloom	Large Closet	
7	Den	Flat	2.99 x 2.77	Broadloom		
8	Other	Flat		Ceramic Floor	2 Pc Bath	

**Client Remks:** Location! Location! Location!!! Bright Spacious Huge 3 Bedroom Plus Den. Den Can Be Used As A Bedroom/Office With 3 Washrooms. 9 Foot Ceiling. End Unit With Large Rooms. With Huge Windows, Pot Light In Living Room. Walk Out To A Huge Balcony From Living And Master Bedroom. Walk To Schools, Close To Major Shopping, Banks And Ttc At Doorstep, Two Underground Parking And Locker.

**Extras:** All Elf's, Window Coverings, S/S Fridge, S/S Stove, B/I Dishwasher, Washer And Dryer "All Chattels And Appliances Are As Is Condition"  
 Property Sold As Is \*\*\*\*\*Sold Under Power Of Sale\*\*\*

RE/MAX PERFORMANCE REALTY INC., BROKERAGE 905-270-2000