



Perfection in a family home!

- 2,388 sq. ft. (MPAC) Greenpark built
- 51' X 115' lot
- Great curb appeal, mature landscaping and hardscape designed for accessibility
- Welcoming foyer
- Gleaming hardwood floors & updated tile throughout the main level
- Custom wainscoting & crown moulding
- Generous sized principle rooms ideal for entertaining
- 2 Gas fireplaces
- 2 French door walkouts to private oasis
- Beautiful salt water pool
- Pot lights
- California shutters and blinds
- Thoughtfully renovated kitchen with pot drawers, under cabinet lighting, garbage pull out, pantry, stainless steel appliances.....all of the "I wants".
- Fully finished basement offers a cold cellar, huge recreation room with a gas fireplace and wet bar, office and potential for a 5th bedroom and a 3 pc. bath

Of special note:

Possession: Flexible - to be arranged

Survey: None in sellers possession

Lot size: 51.15 X 115.38' per MPAC

Property Taxes: \$5,953.62 (2024)

Inclusions: All existing appliances: Stainless steel: refrigerator, built-in dishwasher, gas top electric range, built-in wall ovens. Washer & Dryer. All electric light fixtures and fans. All California shutters, blinds and drapes. Power awning. All existing pool equipment and mechanical shed. Central vac and all related equipment, garage door opener and remotes (additional 100 amp panel in garage). Reverse osmosis, gas bbq hook up

Updates: Windows approx. 8 years, shingles approx. 6 years, central air approx 6 years, driveway 2019, furnace - new heat exchanger in 2024

www.382Raymerville.com

CENTURY 21
Leading Edge Realty Inc.

BROKERAGE

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Welcome to 382 Raymerville Drive, Markham



Exception to the Usual!

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Welcome Home!

Perfection in a family home.....beautifully maintained and upgraded by the same owner for over 30 years, this is the perfect place to grow your family. A solid, Greenpark built home on a 51' lot features a 'reimagined' floor plan that provides the potential for a 5th main floor bedroom and a 3 pc. bath for your family members with mobility issues. Everyone will enjoy the fabulous private backyard oasis with a sparkling salt water pool....ideal for your 'staycation' and backyard entertaining.

