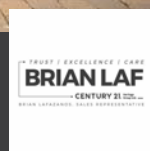


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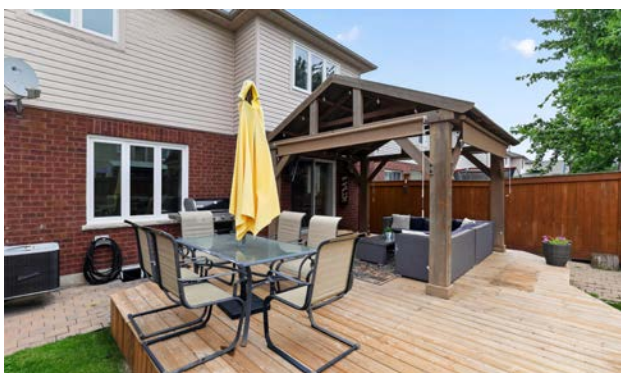
21

Beautifully Upgraded Family Home

36 McMulkin Street
Alliston, Ont L9R 0A9
MLS® N13620476



Brian Lafazanos
SALES REPRESENTATIVE
(647) 333-2523



Quality Craftsmanship and Design

\$874,900.00

- Stunning custom interlock front landscaping with perennial gardens
- Upgraded kitchen with quartz countertops & large island
- Hardwood flooring throughout the main floor & second level
- Cozy living room with built-in electric fireplace
- Dedicated main floor office
- Spacious primary suite with walk-in closet

FEATURES

Bedrooms:	3+1
Bathrooms:	1.5
Living Area:	1,767 sqft.
Lot Size:	32ft x 103ft
Outside Features:	

Fully fenced backyard with large deck & Yardistry gazebo. Natural gas BBQ hookup. Garden shed for additional storage.



Call me to view the home, or book an appointment:
www.36McMulkin.com

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CENTURY 21 HERITAGE GROUP LTD.
BROKERAGE
35 Victoria Street East #3
Alliston, ON L9R1T3

CENTURY 21.
Canada



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Detailed Feature List

36 McMulkin Street, Alliston

Summary: Welcome to 36 McMulkin Street, a beautifully upgraded 1,767 sq. ft., 3+1 bedroom, 4-bathroom family home offering quality craftsmanship, thoughtful updates, and exceptional pride of ownership. From the moment you arrive, the custom interlock landscaping and inviting front entrance set the tone for what's inside. The bright open-concept main floor features hardwood flooring, crown moulding, pot lights, and a welcoming living room with a built-in electric fireplace. The upgraded kitchen offers quartz countertops, custom cabinetry, stainless steel appliances, a large island, and a walkout to the backyard—perfect for entertaining or everyday living. A dedicated main floor office provides an ideal work-from-home space. Natural light fills the home, while the open layout creates an inviting space for family life and entertaining. Upstairs, hardwood flooring continues throughout all three bedrooms. The spacious primary suite features a walk-in closet and a beautifully renovated ensuite (2022) with a double vanity and custom glass shower with dual shower heads. Two additional bedrooms and a full bathroom complete the upper level. With hardwood, laminate, and tile throughout, there's no carpet anywhere in the home. The finished basement adds valuable living space with a bright recreation room, fourth bedroom, stylish 3-piece bathroom, and a spacious laundry room with excellent storage. Enjoy the fully fenced backyard featuring a large deck, natural gas BBQ hookup, Yardistry gazebo, and garden shed—ideal for relaxing or hosting family and friends. Additional highlights include an insulated heated two-car garage, updated rear windows (2024), updated front windows (2025), new shingles (2024), refrigerator (2021), dishwasher (2023), and countless thoughtful upgrades throughout. Located in one of Alliston's established family neighbourhoods, you're just a short walk to schools, parks, shopping, and everyday amenities. This is the kind of home you'll be proud to own for years to come.

PROPERTY

- ~32ft x 103ft lot
- Four car paved driveway
- Custom stone patio steps and walkways

HOUSE

- ~1,767 sq. ft. – two-storey
- Covered front porch
- Brick and vinyl siding

MAIN FLOOR

- **FOYER**
 - Front storm door
 - Tile floor
 - Closet
 - Pot lights
 - Crown moulding
 - Central vacuum toe kick
 - **Two-piece bathroom, one-piece toilet, vanity with drawers, crown moulding and tile floor.**
- **KITCHEN – 18' x 11'**
 - Hardwood floor
 - Quartz counters
 - Island with undermount sink and pendant lighting
 - Sliding walkout to rear deck
 - Pot lights
 - Tile backsplash
 - Under cabinet lighting

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- o Upgraded cabinets
 - o Pantry cabinet with built-in drawers
 - o Maytag stove (convection), built-in Maytag microwave & range hood, Samsung fridge with water & ice (ice as is), LG dishwasher
 - o Central vacuum toe kick
- **LIVING ROOM – 14'2" x 9'10"**
 - o Hardwood floor
 - o Open concept
 - o Picture window – west view
 - o Crown moulding
 - o Pot lights
 - o Built-in electric fireplace
- **OFFICE AREA – 12' x 8'4"**
 - o Hardwood floor
 - o Open concept
 - o Crown moulding
 - o Pot lights
- **GARAGE FOYER**
 - o Tile floor
 - o Laundry hook-ups
 - o Sink
 - o Central vacuum toe kick
 - o Walkout to garage

SECOND FLOOR

- Single door hall closet
- Crown moulding
- Hardwood floor
- **PRINCIPAL BEDROOM – 15'11" x 18'5"**
 - o Hardwood floor
 - o Decorative feature wall
 - o West views
 - o Ceiling fan
 - o Crown moulding
 - o Walk-in closet
 - **ENSUITE – crown moulding, vinyl floor, double sink vanity with stone counter and drawers, custom tile shower with dual controls and dual shower heads, and a handheld shower wand.**
- **SECOND BEDROOM – 11'4" x 9'11"**
 - o Hardwood floor
 - o Single door closet
 - o East view
 - o Ceiling fan

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- **THIRD BEDROOM – 13' x 12'3"**
 - Hardwood floor
 - Ceiling fan
 - Single door closet
 - East view
- **MAIN BATHROOM**
 - Tile floor
 - Single sink vanity
 - Combined tub and shower with tile surround

BASEMENT

- **RECREATION ROOM – 14' 1" x 18' 3"**
 - Laminate flooring
 - Pot lights
 - Decorative feature wall
 - Above grade window
- **FOURTH BEDROOM – 9'1" x 10'7"**
 - Laminate flooring
 - Closet
 - Above grade window
- **BATHROOM**
 - Three-piece
 - Tile floor
 - Vanity with drawers
 - Custom tile shower
- **LAUNDRY ROOM**
 - Tile floor
 - Central vacuum toe kick
 - Cabinets and counter with sink
 - Maytag dryer, Samsung washer
 - Pot lights
- **FURNACE ROOM**
 - Armstrong Air high efficiency furnace
- **STORAGE ROOM**
 - 100-amp breaker panel
 - Whole-home wired Ethernet and coax cable
 - Cyclovac central vacuum
 - Sump pump
 - Gas water heater

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GARAGE – 19' x 16'

- o 16 ft x 7 ft garage door
- o ~10 ft ceiling
- o Two car parking
- o Hose bib
- o Insulated garage door
- o Built-in storage and closets
- o Smart garage door opener

REAR YARD

- Rear deck - ~20 ft x 16 ft
- Side gate with patio stone walkway
- Garden shed
- Natural gas BBQ hookup
- Yardistry gazebo with roller shades

INCLUSIONS

- All Window Coverings. Garage door opener. Garden shed.
- Maytag stove (convection), built-in Maytag microwave & range hood, Samsung fridge with water & ice (2021) (ice as is), LG dishwasher (2023), Maytag dryer, Samsung washer

EXCLUSIONS

- Garage refrigerator
- All Husky cabinets
- TV & bracket in living room
- TV & bracket in garage

RENTALS

- Water heater - \$44 - Enercare

Listing N13620476 Preview

36 McMulkin Street
New Tecumseth, ON L9R 0A9
Residential Freehold - Detached
For Sale - \$874,900 - New

CENTURY 21 HERITAGE GROUP LTD. (905-936-2121)
BRIAN LAFAZANOS, Salesperson (647-333-2523)

Location

ASSESSMENT ROLL #	432404000526628	LOT DEPTH	103.84
PIN#	581310388	LOT SIZE CODE	Feet
AREA	Simcoe	LOT SIZE SOURCE	MPAC
MUNICIPALITY	New Tecumseth	LOT SIZE AREA/CODE	3315.28 Square Feet
COMMUNITY	Alliston	WATERFRONT YES/NO	No
FRONTING ON	West	DIR.S	King St S - Anderson Rd - McMulkin St
LEGAL DESC.	LT 15 PL 51M821, T/W EASEMENT OVER PT LT 14 PL 51M821 BEING PT 3 51R34780 AS IN SC487269, S/ T EASEMENT OVER PT 4 51R34780 IN FAVOUR OF LT 16 PL 51M821 AS IN SC487269 TOWN OF NEW TECUMSETH	MAIN CROSS STREETS	King St S & Anderson Rd
LOT FRONT	32		

Amounts/Dates

HST APPLICABLE TO SALE PRICE	Not Subject to HST	POSSESSION DATE	September 17, 2026
TAXES/YEAR	\$4,407 / 2026	POSSESSION REMARKS/TYPE	Flexible / 60-89 days
ASSESSMENT YEAR	2025	HOLDOVER DAYS	90
CONTRACT COMMENCEMENT	July 30, 2026	SELLER NAME	GARDNER, KATHERINE RAMONA; GARDNER, GEORGE ADAM
EXPIRY DATE	September 30, 2026		

Exterior

LINK	No	YEAR BUILT	2006
VACANT LAND CONDO	No	YEAR BUILT SOURCE	MPAC
STYLE	2-Storey	APPROX. SQUARE FOOTAGE	1500-2000
EXTERIOR	Brick, Vinyl Siding	ABOVE GRADE FINISHED SQFT	1767
EXTERIOR FEATS.	Patio, Porch, Canopy	ABOVE GRADE FINISHED SQFT	MPAC
FOUNDATION DETAIL	Poured Concrete	SOURCE	
ROOF	Asphalt Shingle	BELOW GRADE FINISHED SQFT	607
GARAGE/TYPE	Yes / Attached	BELOW GRADE FINISHED SQFT	Plans
GARAGE PARKING SPACES	2	SOURCE	
PARKING/DRIVE	Private Double	PROP. FEATS./AREA INFLUENCES	Rec./Commun.Centre, School, Place Of Worship, Park
DRIVE PARKING SPACES	4	OTHER STRUCTURES	Gazebo, Garden Shed
TOTAL PARKING SPACES	6	SURVEY TYPE	None
WATER	Municipal	CABLE	Yes
POOL	None	HYDRO	Yes
SEWERS	Sewer	SEWERS	Yes
SPECIAL DESIGNATION	Unknown	GAS	Yes
		MUNICIPAL WATER	Yes
		TELEPHONE	Yes

Interior

# OF ROOMS	7 + 3	LVL	Basement
# OF BEDROOMS	3 + 1	INTERIOR FEATS.	Central Vacuum
# OF KITCHENS	1	FAMILY ROOM/BONUS ROOM	No
# WASHROOMS/PCS	1 / 2	BASEMENT	Finished, Full
LVL	Ground	FIREPLACE/STOVE	No
# WASHROOMS/PCS	1 / 4	HEAT SOURCE	Gas
LVL	Second	HEAT TYPE	Forced Air
# WASHROOMS/PCS	1 / 5	AIR CONDITIONING	Central Air
LVL	Second	LAUNDRY LVL	Lower Level
# WASHROOMS/PCS	1 / 3	UNDER CONTRACT	Hot Water Tank-Gas

Rooms/Detail

	ROOM LVL	ROOM TYPE	LENGTH	WIDTH	DESC. 1	DESC. 2	DESC. 3
1	Main	Foyer	2m	2m	Tile Floor	Closet	2 Pc Bath
2	Main	Kitchen	5.48m	3.34m	Hardwood Floor	W/O To Deck	Eat-in Kitchen
3	Main	Living Room	4.31m	3m	Hardwood Floor	Open Concept	Pot Lights
4	Main	Office	3.65m	2.53m	Hardwood Floor	Open Concept	Pot Lights
5	Second	Primary Bedroom	4.84m	5.6m	Hardwood Floor	5 Pc Ensuite	Walk-In Closet(s)
6	Second	Bedroom 2	3.46m	3.02m	Hardwood Floor	Closet	East View
7	Second	Bedroom 3	3.95m	3.72m	Hardwood Floor	Closet	East View
8	Basement	Recreation	4.3m	5.56m	Laminate	Pot Lights	Above Grade Window
9	Basement	Bedroom 4	2.78m	3.23m	Laminate	Closet	Above Grade Window
10	Basement	Laundry	3m	2m	Tile Floor	Laundry Sink	Pot Lights

Comments

REMARKS FOR CLIENTS

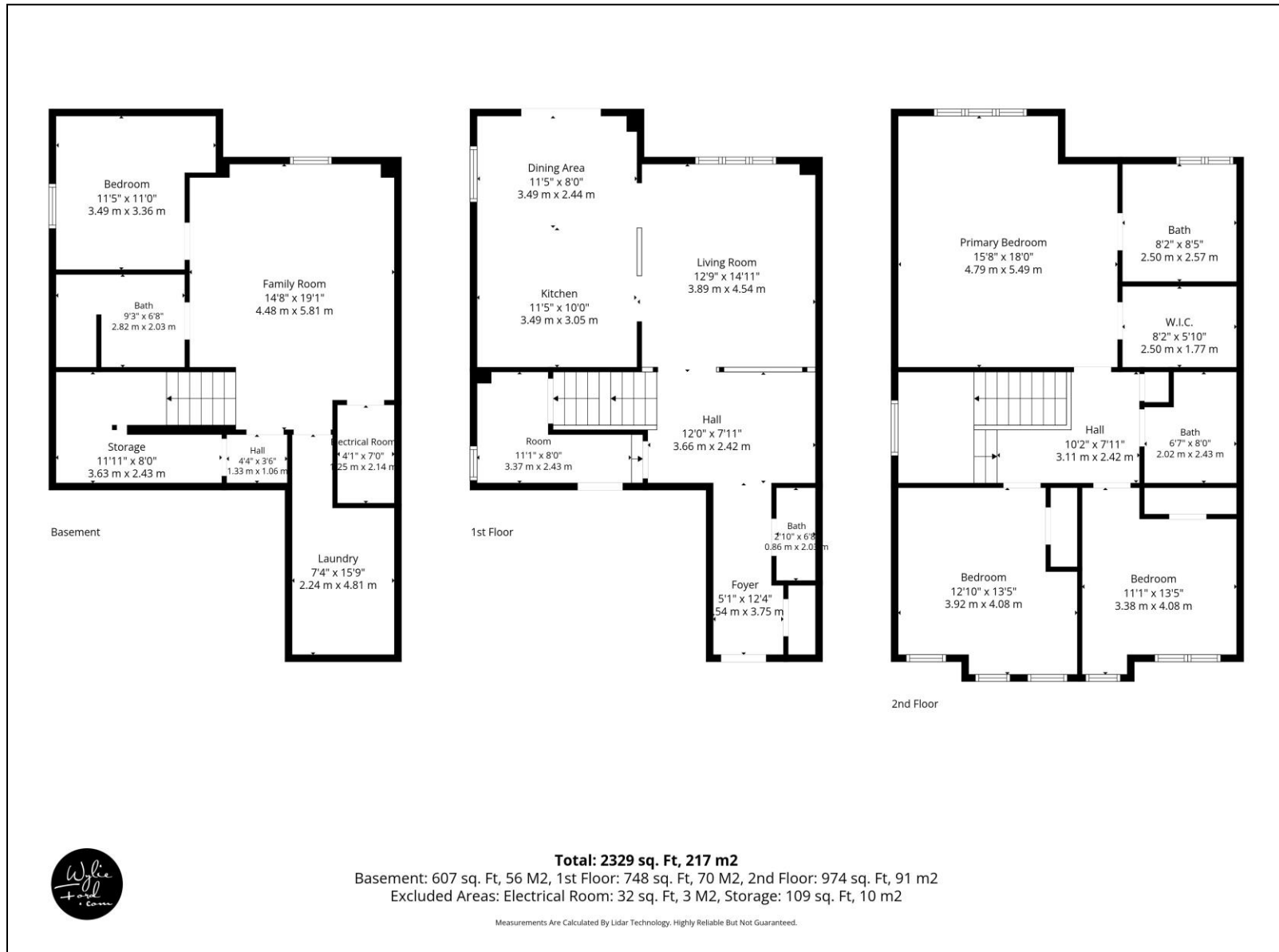
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36 McMulkin Street, Alliston – Aerial



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