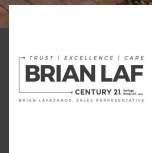


JUST LISTED

21

# Well-Maintained Detached Home

32 McMulkin Street  
Alliston, On L9R 0A9  
MLS® N13020216



**Brian Lafazanos**  
SALES REPRESENTATIVE  
**(647) 333-2523**



## Bright, Open-Concept Living Space

**\$719,900.00**

- Kitchen with walkout to backyard
- Main floor powder room + garage access
- Spacious primary bedroom with ensuite
- California shutters throughout second floor
- Full second bathroom upstairs
- Unfinished basement with bathroom rough-in



FEATURES

<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	3
<b>Living Area:</b>	1,357 sqft
<b>Lot Size:</b>	32ft x 103ft
<b>Community:</b>	

Located within walking distance to schools, parks, and playgrounds.



Call me to view the home, or book an appointment:  
[www.32McMulkinSt.com](http://www.32McMulkinSt.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

#### **32 McMulkin Street, Alliston**

**Summary:** Welcome to 32 McMullin Street in Alliston—a rare opportunity to own a detached home at an affordable price point, offering the space and independence buyers are looking for without compromising on value. This well-maintained 2-storey home offers approximately 1,357 sq ft (as per builder plans) with 3 bedrooms and 3 bathrooms—an ideal layout for first-time buyers, young families, or those looking to step into homeownership. The main floor features a bright, open-concept living space with hardwood flooring, a large picture window, and a functional kitchen with a walkout to the backyard—perfect for everyday living and entertaining. A convenient powder room, interior garage access, and additional side entrance provide flexibility, including potential for a separate basement access. Upstairs, you'll find three well-proportioned bedrooms, including a spacious primary suite complete with its own ensuite bathroom—a standout feature for a home of this size. California shutters throughout the second floor add a clean, finished look, along with a full main bathroom for the additional bedrooms. The unfinished basement offers excellent future potential, with two above-grade windows and a rough-in for an additional bathroom—ready for your vision. Set on a 32 x 103 ft lot, the exterior features a covered front porch, a large rear yard patio (approx. 32' x 16') extending along the side of the home, and a generous garden shed. The oversized 1.5-car garage and extended driveway provide parking for up to four small vehicles—an uncommon and valuable feature in this price range. Located within walking distance to schools, parks, and playgrounds, this home delivers comfort, convenience, and long-term potential—all in a family-friendly neighbourhood.

#### PROPERTY

- ~32ft x 103.89ft lot
- Three car paved driveway

#### HOUSE

- ~1,357 SqFt. Built 2006.
- Covered front porch
- Brick and vinyl siding
- New shingles – 2025
- New AC - 2020

#### MAIN FLOOR

- **FOYER – 6.56 ft x 6.56 ft**
  - Porcelain tile floor
  - Closet
  - Garage access
  - Side yard access
    - **Two-piece bathroom**
- **KITCHEN – 9.91 ft x 15.29 ft**
  - Porcelain floor
  - Kenmore refrigerator
  - Moffat stove
  - Cabinet for dishwasher
  - Eating area
  - Patio door walk out to rear patio and rear yard
- **LIVING ROOM – 9.94 ft x 16.24 ft**
  - Hardwood floor
  - West views
  - Open concept
  - Picture window

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## SECOND FLOOR

- Single door hall closet
- California shutters throughout
  
- **PRINCIPAL BEDROOM – 16.24 ft x 10.2 ft**
  - Carpet floor
  - West views
  - Two single door closets
    - **ENSUITE – porcelain tile floor, combined tub and shower with tile surround.**
  
- **SECOND BEDROOM – 9.84 ft x 8.27 ft**
  - Carpet floor
  - Single door closet
  - South view
  
- **THIRD BEDROOM – 11.75 ft x 10.53 ft**
  - Carpet floor
  - Single door closet
  - East view
  
- **MAIN BATHROOM**
  - Porcelain tile floor
  - Combined tub and shower with tile surround

## BASEMENT

- **BASEMENT – 18.83 ft x 20.8 ft**
  - Unfinished
  - Roughed in bathroom
  - Two above grade windows
  - Sump pump
  - 100 amp breaker panel
  - White-Westinghouse Washer and dryer
  - Chest freezer
  - Hot water heater (rental)
  - Armstrong Air furnace with new blower motor (2025)

## GARAGE – 16' x 19'03"

- 15ft x 7ft garage door
- 9'3" ceiling
- Hose bib
- Garage door opener with remote



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**REAR YARD**

- Rear Patio - ~32ft x 16ft
  - Side patio/walkway along south side of home from driveway to rear patio
- Garden shed

**INCLUSIONS**

- All Window Coverings. Fridge Stove washer dryer. Garage door opener. Garden shed.

**RENTALS**

- Water heater - \$49.93 - Enercare

# Listing N13020216 Preview

32 McMullin Street  
 New Tecumseth, ON L9R 0A9  
 Residential Freehold - Detached  
 For Sale - \$719,900 - New

CENTURY 21 HERITAGE GROUP LTD. (905-775-5677)  
 BRIAN LAFAZANOS, Salesperson (647-333-2523)

## Location

ASSESSMENT ROLL #	432404000526624	LOT SIZE CODE	Feet
PIN#	581310386	LOT SHAPE	Rectangular
AREA	Simcoe	LOT SIZE SOURCE	MPAC
MUNICIPALITY	New Tecumseth	LOT SIZE AREA/CODE	3315.28 Square Feet
COMMUNITY	Alliston	ACREAGE	< .50
FRONTING ON	West	WATERFRONT YES/NO	No
LEGAL DESC.	LOT 13, PLAN 51M821, T/W EASE OVER PT OF LOT 12 PL 51M821 BEING PT 1 ON PLAN 51R34780 AS IN SC496149, S/T EASE OVER PT 2 PL 51R34780 IN FAVOR OF THE OWNER(S) OF LOT 14 PL 51M821 AS IN SC496254 TOWN OF NEW TECUMSETH	DIR.S	King St S - Anderson Rd - McMullin St
LOT FRONT	32	MAIN CROSS STREETS	King St S & Anderson
LOT DEPTH	103		

## Amounts/Dates

HST APPLICABLE TO SALE PRICE	Not Subject to HST	POSSESSION DATE/TYPE	June 15, 2026 / Flexible
TAXES/YEAR	\$3,748 / 2025	HOLDOVER DAYS	90
ASSESSMENT YEAR	2025	SELLER NAME	MARCIANO, DENISE MARILYN;MARCIANO, ANTONIO
CONTRACT COMMENCEMENT	April 20, 2026	PHASED IN TAX ASSESSED VALUE	\$347,000
EXPIRY DATE	June 30, 2026		

## Exterior

LINK	No	YEAR BUILT	2006
STYLE	2-Storey	YEAR BUILT SOURCE	MPAC
EXTERIOR	Brick, Vinyl Siding	APPROX. SQUARE FOOTAGE	1100-1500
EXTERIOR FEATS.	Porch, Patio	ABOVE GRADE FINISHED SQFT	1357
FOUNDATION DETAIL	Poured Concrete	ABOVE GRADE FINISHED SQFT	Builder
ROOF	Shingles	SOURCE	
GARAGE/TYPE	Yes / Attached	PROP. FEATS./AREA INFLUENCES	Place Of Worship, Rec./ Commun.Centre, School, Park
GARAGE PARKING SPACES	1.5	OTHER STRUCTURES	Garden Shed
PARKING/DRIVE	Private Double	SECURITY FEATS.	Alarm System
DRIVE PARKING SPACES	3	SURVEY TYPE	None
TOTAL PARKING SPACES	4.5	CABLE	Yes
WATER	Municipal	HYDRO	Yes
POOL	None	SEWERS	Yes
SEWERS	Sewer	GAS	Yes
SPECIAL DESIGNATION	Unknown	MUNICIPAL WATER	Yes
		TELEPHONE	Yes

## Interior

# OF ROOMS	6	BASEMENT	Unfinished
# OF BEDROOMS	3	FIREPLACE/STOVE	No
# OF KITCHENS	1	HEAT SOURCE	Gas
# WASHROOMS/PCS	1 / 2	HEAT TYPE	Forced Air
LVL	Ground	AIR CONDITIONING	Central Air
# WASHROOMS/PCS	2 / 4	LAUNDRY LVL	Upper Level
LVL	Second	ELEVATOR/LIFT	No
INTERIOR FEATS.	Rough-In Bath	UNDER CONTRACT	Hot Water Tank-Gas
FAMILY ROOM/BONUS ROOM	No		

## Rooms/Detail

ROOM LVL	ROOM TYPE	LENGTH	WIDTH	DESC. 1	DESC. 2	DESC. 3
1 Main	Foyer	2m	2m	Closet	Access To Garage	2 Pc Bath
2 Main	Living Room	3.03m	4.95m	Hardwood Floor	Open Concept	Picture Window
3 Main	Kitchen	3.02m	4.66m	Tile Floor	Eat-in Kitchen	W/O To Yard
4 Second	Primary Bedroom	4.95m	3.11m	Broadloom	Double Closet	4 Pc Ensuite
5 Second	Bedroom 2	3m	2.52m	Broadloom	South View	Closet
6 Second	Bedroom 3	3.58m	3.21m	Broadloom	East View	Closet
7 Basement		5.74m	6.34m	Unfinished	Combined w/Laundry	Above Grade Window

## Comments

### REMARKS FOR CLIENTS

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### INCLUSIONS

All Window Coverings. Fridge Stove washer dryer. Garage door opener.

### RENTAL ITEMS/UNDER

### CONTRACT

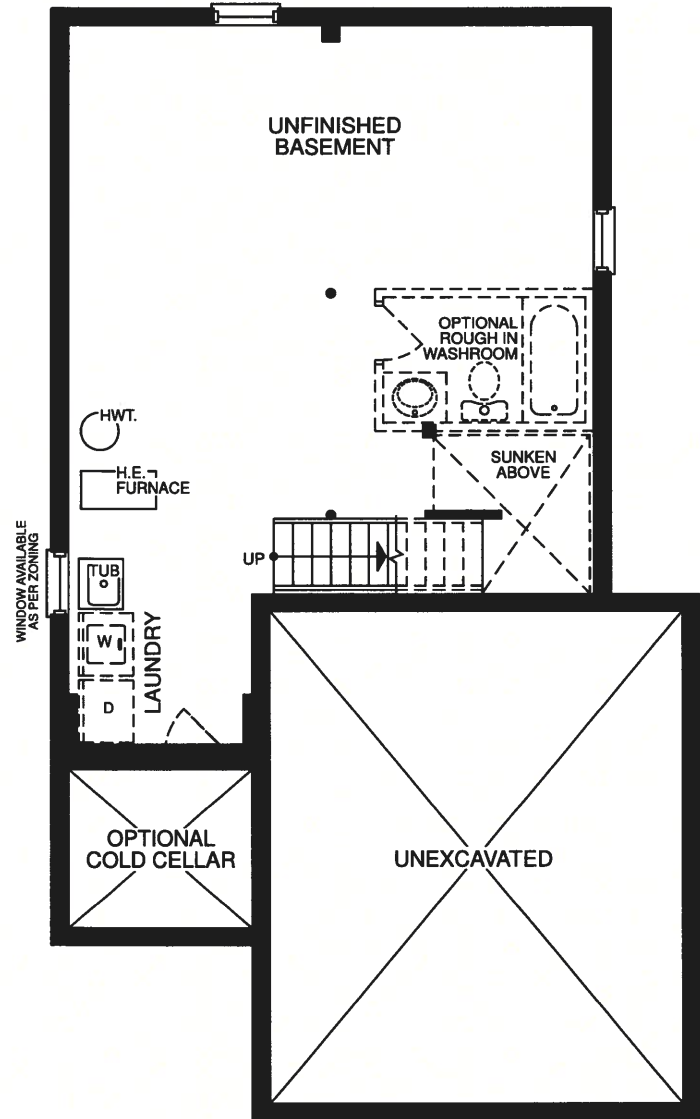
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### REALTOR ONLY REMARKS

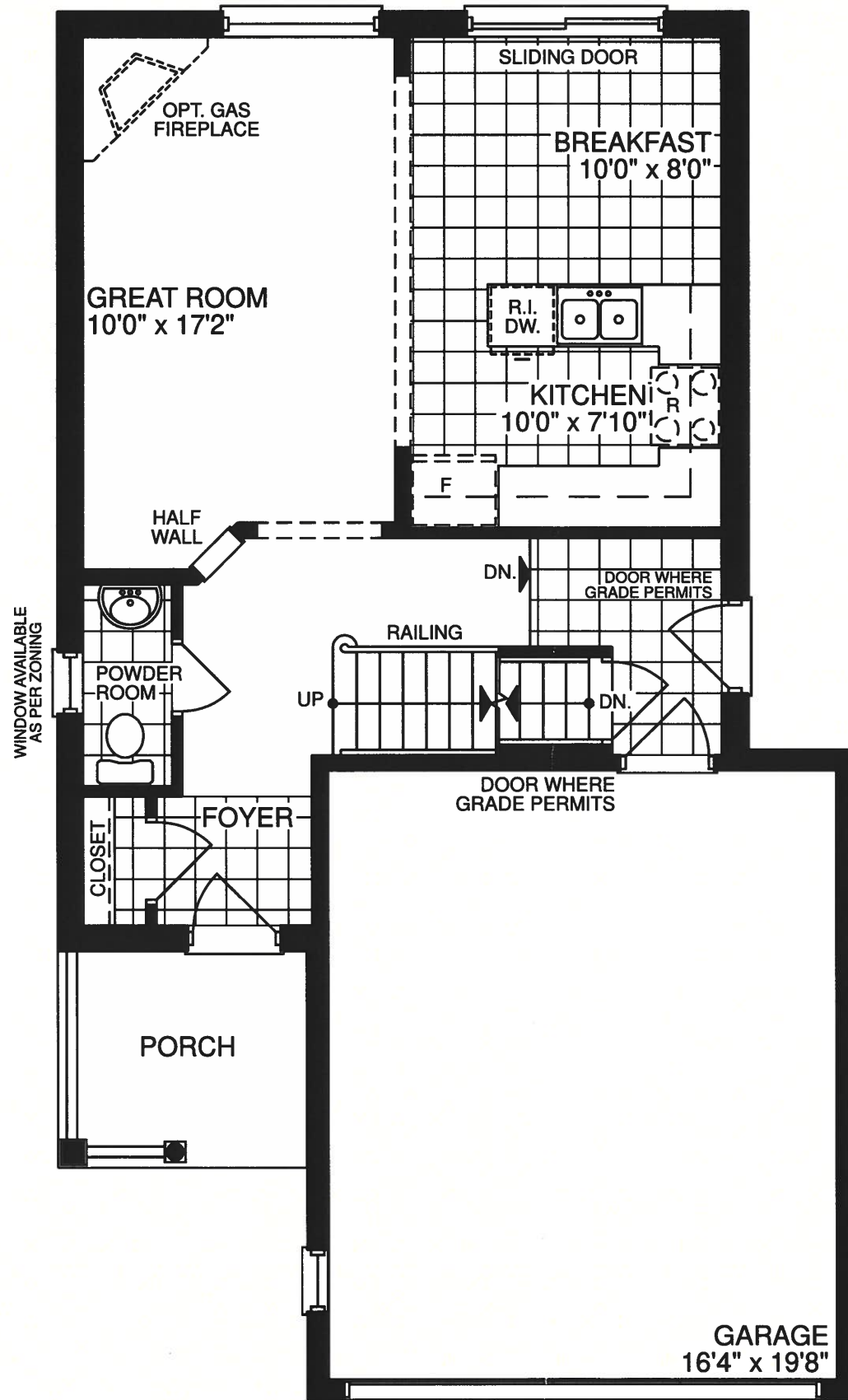
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## Other

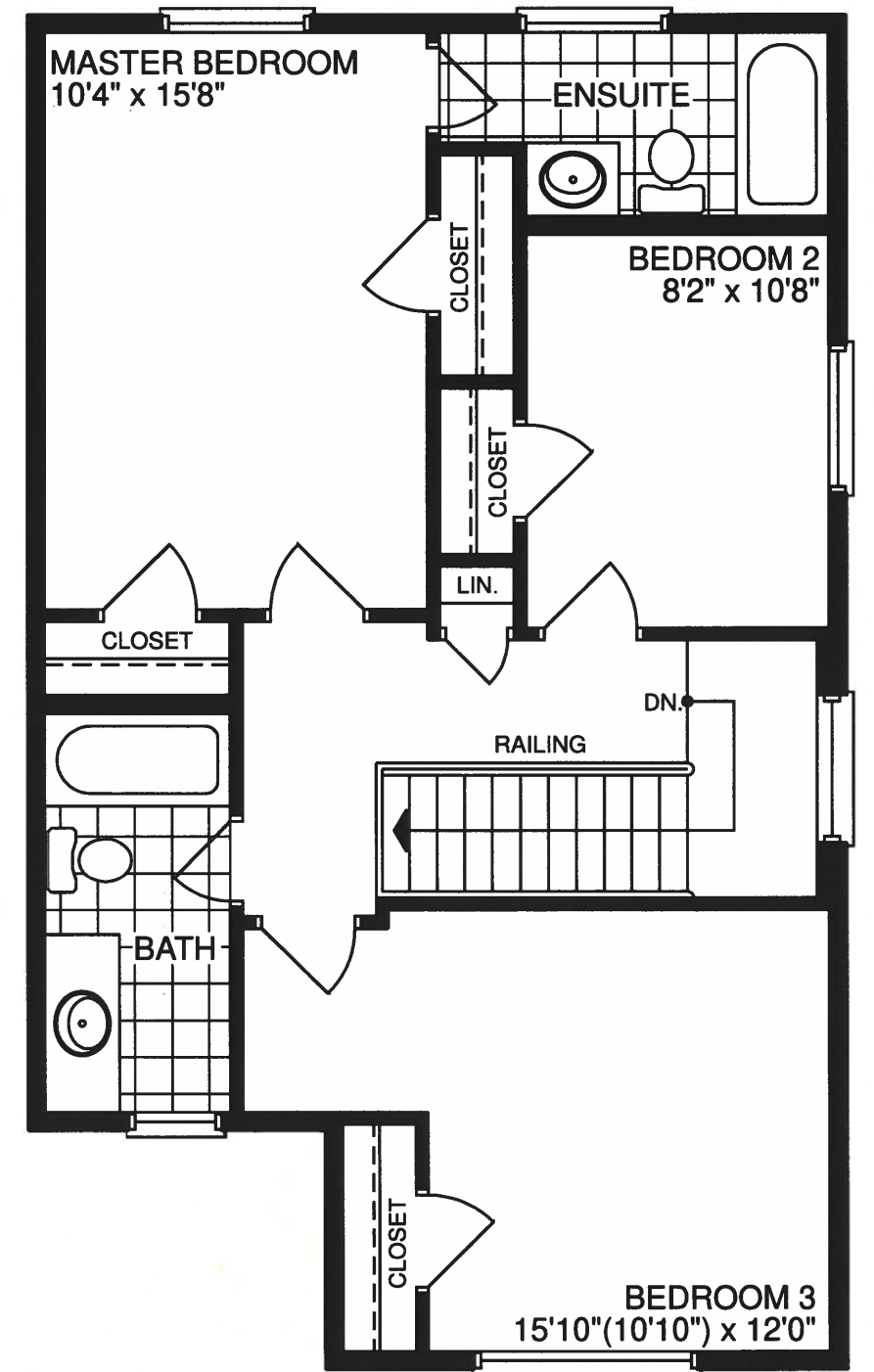
The  
**YORK**  
1,357 SQ. FT.



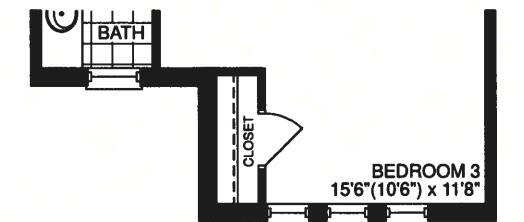
BASEMENT  
ELEVATION A & B



FIRST FLOOR  
ELEVATION A & B



SECOND FLOOR  
ELEVATION A



SECOND FLOOR  
ELEVATION B



NOTE: ORIENTATION OF HOME MAY BE REVERSED AND PURCHASER AGREES TO ACCEPT THE SAME. STEPS MAY VARY AT ANY EXTERIOR ENTRANCE WAYS DUE TO GRADING VARIANCE. ACTUAL USABLE SPACE MAY VARY FROM THE STATED FLOOR AREA. ALL RENDERINGS ARE ARTIST'S CONCEPT. DIMENSIONS, SPECIFICATIONS, AND ARCHITECTURAL DETAILING ARE SUBJECT TO CHANGE WITHOUT NOTICE. UNIT SETBACK AND ROOFLINE MAY VARY DUE TO SITING. E. & O.E.



*The*  
**YORK**  
1,357 SQ. FT.



ELEVATION A

ELEVATION B

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### 32 McMulkin Street, Alliston – Aerial

