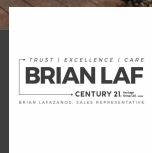


JUST LISTED

21

Well-Maintained Detached Home

32 McMulkin Street
Alliston, On L9R 0A9
MLS® N13114874



Brian Lafazanos
SALES REPRESENTATIVE
(647) 333-2523



Bright, Open-Concept Living Space

\$699,900.00

- 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

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

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



Call me to view the home, or book an appointment:
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 N13114874 Preview

32 McMullin Street
 New Tecumseth, ON L9R 0A9
 Residential Freehold - Detached
 For Sale - \$699,900 - 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	July 30, 2026 / 60-89 days
TAXES/YEAR	\$3,748 / 2025	HOLDOVER DAYS	90
CONTRACT COMMENCEMENT	May 12, 2026	SELLER NAME	MARCIANO, DENISE MARILYN;MARCIANO, ANTONIO
EXPIRY DATE	July 31, 2026		

Exterior

LINK	No	YEAR BUILT	2006
STYLE	2-Storey	APPROX. SQUARE FOOTAGE	1100-1500
EXTERIOR	Brick, Vinyl Siding	ABOVE GRADE FINISHED SQFT	1357
EXTERIOR FEATS.	Porch, Patio	ABOVE GRADE FINISHED SQFT	Builder
FOUNDATION DETAIL	Poured Concrete	SOURCE	
ROOF	Shingles	PROP. FEATS./AREA INFLUENCES	Place Of Worship, Rec./ Commun.Centre, School, Park
GARAGE/TYPE	Yes / Attached	OTHER STRUCTURES	Garden Shed
GARAGE PARKING SPACES	1.5	SECURITY FEATS.	Alarm System
PARKING/DRIVE	Private Double	SURVEY TYPE	None
DRIVE PARKING SPACES	3	CABLE	Yes
TOTAL PARKING SPACES	4.5	HYDRO	Yes
WATER	Municipal	SEWERS	Yes
POOL	None	GAS	Yes
SEWERS	Sewer	MUNICIPAL WATER	Yes
SPECIAL DESIGNATION	Unknown	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	Lower 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	Ground	Foyer	2m	2m	Closet	Access To Garage	2 Pc Bath
2	Ground	Living Room	3.03m	4.95m	Hardwood Floor	Open Concept	Picture Window
3	Ground	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

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. Shingles 2025. Ac 2020. Located within walking distance to schools, parks, and playgrounds, this home delivers comfort, convenience, and long-term potential-all in a family-friendly neighbourhood.

OFFER REMARKS

Please attach Schedule B.

INCLUSIONS

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

RENTAL ITEMS/UNDER

CONTRACT

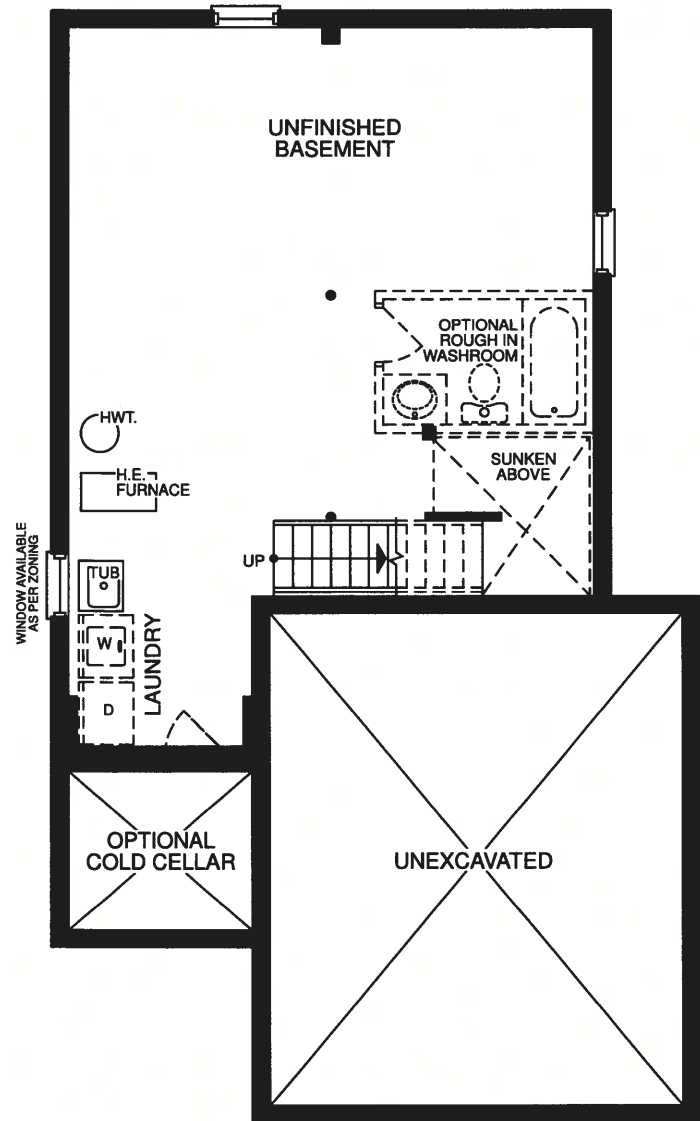
water heater - \$49.93 - Enercare

REALTOR ONLY REMARKS

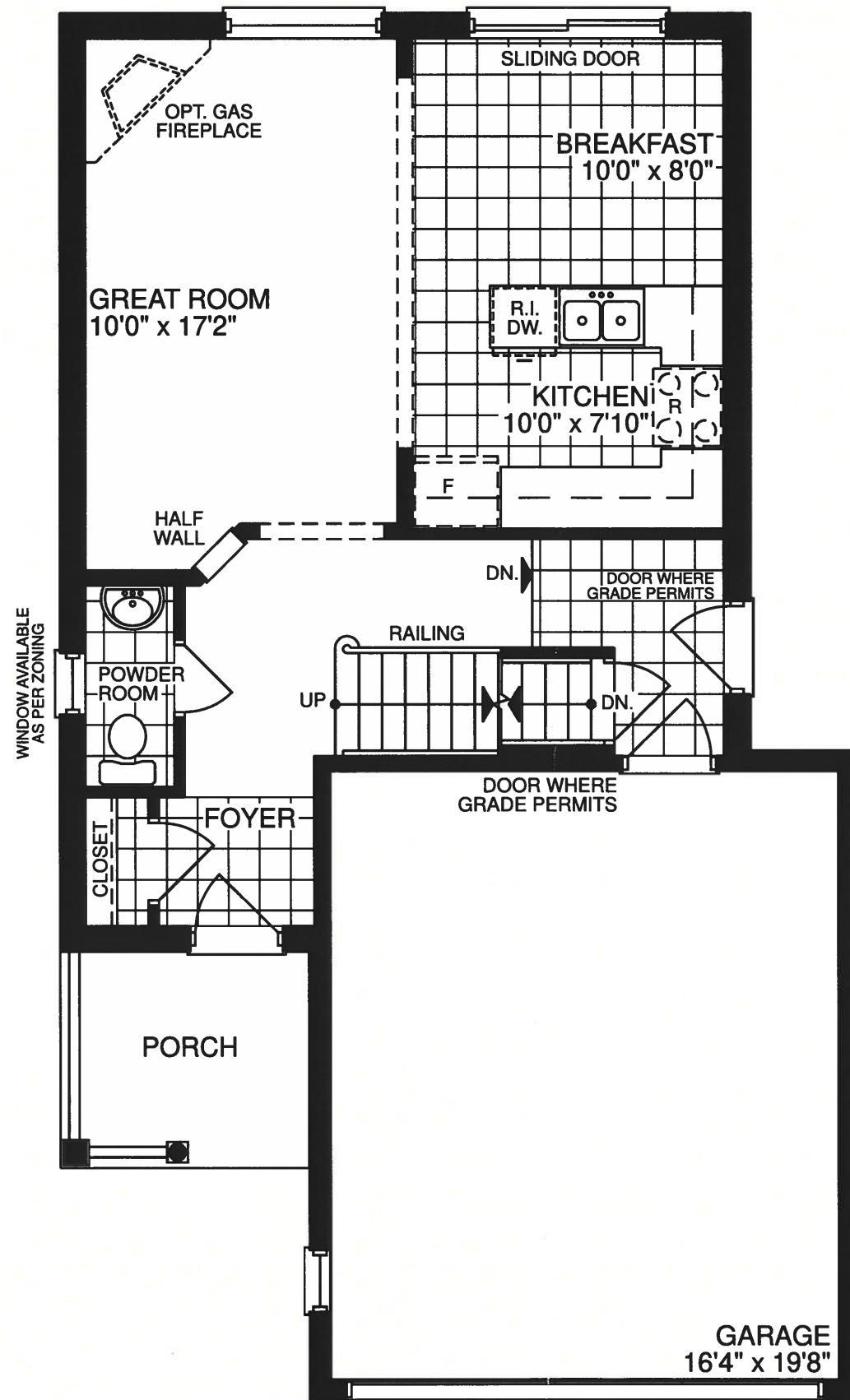
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Other

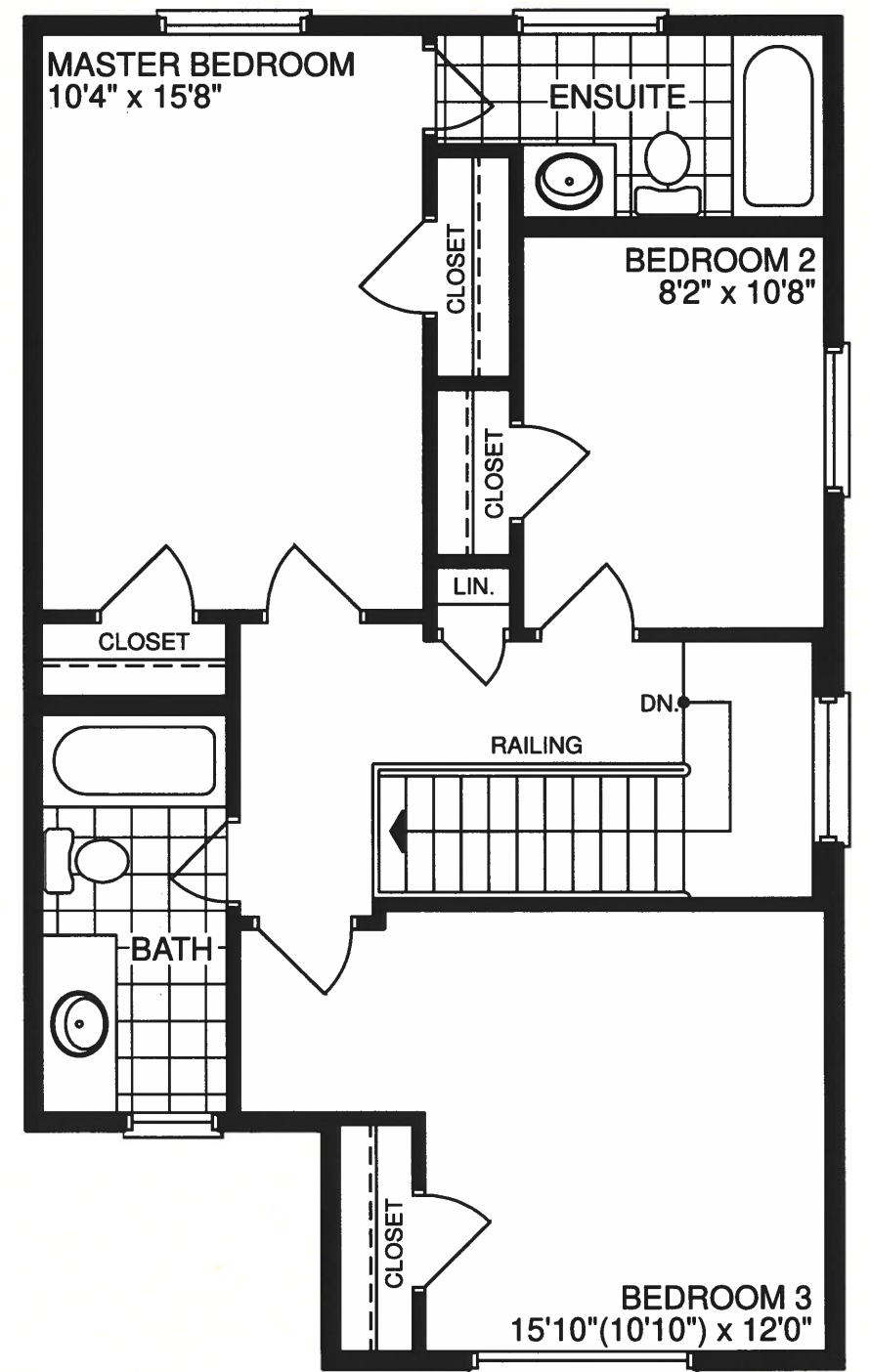
The
YORK
1,357 SQ. FT.



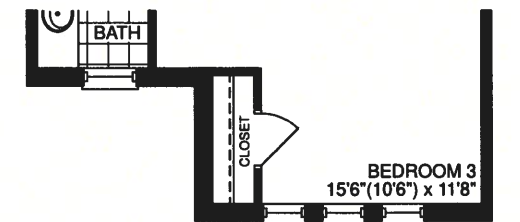
BASEMENT
ELEVATION A & B



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

