



### Of Special Note

- 24.63' X 85.36' Lot (MPAC)
- 1561 Sq. ft (above grade)
- Parking for 3 cars
- South facing garden, fully fenced with stone patio & garden shed
- Updated white kitchen: quartz counters, under cabinet lighting, pot lights, custom backsplash, newer appliances
- Sunfilled family room: gas fireplace, pot lights & hardwood floors with walk-out to the patio
- Built 2010
- Finished basement: rec room with laminate floors and handy 2 pc.
- Cold cellar
- Huge primary suite for your king-sized furniture, spacious ensuite with separate shower and deep soaker tub and a fabulous walk-in closet
- The other 2 bedrooms are generous in size and share the main bath
- Freshly painted throughout

Survey: As in sellers possession  
Property Taxes: \$4,388.54 (2025)

Possession: Flexible

Inclusions: All existing appliances: washer & dryer (2025), Stainless steel: stove, fridge, Bosch Dishwasher, microwave (all new approx. 2 years), all existing window coverings and upgraded light fixtures/fans, central vac & all related equipment, garden shed, garage door opener and 2 remotes, water softener, new furnace (2025). Hot water tank: rental \$46.18/month

[www.3ChristianHoover.com](http://www.3ChristianHoover.com)

**CENTURY 21**  
Leading Edge Realty Inc.

CENTURY 21 LEADING EDGE REALTY INC., Brokerage

165 Main Street North, Markham, L3P 1Y2

Office 905.471.2121

Fax: 905.471.0832

# Welcome to 3 Christian Hoover Drive Stouffville



Exception to the Usual!

*Karen* SALES REPRESENTATIVE  
MACDONALD

email: karen@karenmacdonald.ca  
www.karenmacdonald.ca  
office: 905.471.2121





**Welcome Home!**

Great beginnings .... this home is move-in ready and waiting for YOUR family! A great home in the perfect location...walk to the Leisure Center with its' pool and library, pickle ball, tennis courts and skateboarding park. Steps to Memorial Park to enjoy all of the wonderful community events...concerts, fireworks, art shows, Strawberry Festival, Ribfest and so much more! Enjoy the Main St. with it's boutiques, restaurants and Go Train. Kids? Just a short walk to Catholic and public elementary & high schools. The perfect blend of small town charm and big city activities.

