Prepared by: KRISTINE MILBURY SEARLE, Salesperson and ARLENE LEE MILBURY, Salesperson RE/MAX ALL-STARS REALTY INC., BROKERAGE

5071 Highway 7 East, Unionville, ON L3R1N3 905-477-0011 Printed on 10/24/2015 10:31:24 PM Knightsbridge He Ct Reginald Crescent Camelot Way 7 9th Line 7 Hamilton Hall Dr Amber Glen Park Aford Crescent **b** bing

Price

\$799,900.00

Beds

4

Wr LSC

Sld

2

Address

1 21 Henry Corson PI

Apt/Unit

Municipality

Markham

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MLS#

N3326505

Prepared by: KRISTINE MILBURY SEARLE, Salesperson and ARLENE LEE MILBURY, Salesperson RE/MAX ALL-STARS REALTY INC., BROKERAGE

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21 Henry Corson PI Sold: \$750,000 Markham Ontario L3P 3E8 List: \$799,900

Markham Sherwood-Amberglen York 357-38-W

Taxes: \$4,006.51 / 2015 For: Sale % Dif: 94

SPIS: N Last Status: Sld

Lt 194 PI 8330 Markham DOM: 14

Rms: $8 + \overline{2}$ Detached Fronting On: S Backsplit 4 Acreage: Bedrooms: 4 + 1 66 x 100 Feet Irreg: Washrms: 2 1x2xMain, 1x5xUpper

Water Supply:

Dir/Cross St: Hwy # 7 & Wooten Way South

MLS#: N3326505 Seller: Madaleine Alice Mckinnon Occupancy: Owner

PIN#: ARN#: Contact After Exp: N

Holdover: 90

Assessment:

Brick / Metal/Side Kitchens: 1 Exterior: Zoning: Drive: Fam Rm: Private Cable TV: Hydro: **Basement:** Crawl Space / Finished Garage: Attached / 1.5 Gas: Phone: Fireplace/Stv: Park Spaces: 2 Water: Municipal

Forced Air / Gas Heat: UFFI:

A/C: Central Air Pool: Sewer: None Sewers

Central Vac: Prop Feat: Fenced Yard, Hospital, Waterfront: Apx Age: Level, Public Transit, Rec Centre, School Apx Sqft:

Retirement: Farm/Agr: Oth Struct:

Spec Desig: Laundry lev: Unknown

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	Room	<u>Level</u>	Length (ft)	<u>Wi</u>	dth (ft)	<u>Description</u>		
1	Living	2nd	17.91	Х	11.91	Bow Window	Broadloom	
2	Dining	2nd	11.09	Х	10.33	Window	Broadloom	
3	Kitchen	2nd	16.01	Х	10.99	Pantry	Eat-In Kitchen	O/Looks Family
4	Family	Main	22.01	Х	11.15	Fireplace	W/O To Patio	Bow Window
5	Master	Upper	14.33	Х	10.59	Hardwood Floor	His/Hers Closets	Window
6	2nd Br	Upper	11.48	Х	9.51	Hardwood Floor	Closet	Window
7	3rd Br	Upper	10.07	Х	10.23	Hardwood Floor	Closet	Window
8	4th Br	Upper	11.41	Х	9.32	Hardwood Floor	Double Closet	Window
9	Rec	Lower	17.48	Х	11.68	Above Grade Window		
10	5th Br	Lower	11.41	Х	10.99	Above Grade Window	Closet	Window
	3 4 5 6 7 8	2 Dining 3 Kitchen 4 Family 5 Master 6 2nd Br 7 3rd Br 8 4th Br 9 Rec	2 Dining 2nd 3 Kitchen 2nd 4 Family Main 5 Master Upper 6 2nd Br Upper 7 3rd Br Upper 8 4th Br Upper 9 Rec Lower	2 Dining 2nd 11.09 3 Kitchen 2nd 16.01 4 Family Main 22.01 5 Master Upper 14.33 6 2nd Br Upper 11.48 7 3rd Br Upper 10.07 8 4th Br Upper 11.41 9 Rec Lower 17.48	2 Dining 2nd 11.09 x 3 Kitchen 2nd 16.01 x 4 Family Main 22.01 x 5 Master Upper 14.33 x 6 2nd Br Upper 11.48 x 7 3rd Br Upper 10.07 x 8 4th Br Upper 11.41 x 9 Rec Lower 17.48 x	2 Dining 2nd 11.09 x 10.33 3 Kitchen 2nd 16.01 x 10.99 4 Family Main 22.01 x 11.15 5 Master Upper 14.33 x 10.59 6 2nd Br Upper 11.48 x 9.51 7 3rd Br Upper 10.07 x 10.23 8 4th Br Upper 11.41 x 9.32 9 Rec Lower 17.48 x 11.68	2 Dining 2nd 11.09 x 10.33 Window 3 Kitchen 2nd 16.01 x 10.99 Pantry 4 Family Main 22.01 x 11.15 Fireplace 5 Master Upper 14.33 x 10.59 Hardwood Floor 6 2nd Br Upper 11.48 x 9.51 Hardwood Floor 7 3rd Br Upper 10.07 x 10.23 Hardwood Floor 8 4th Br Upper 11.41 x 9.32 Hardwood Floor 9 Rec Lower 17.48 x 11.68 Above Grade Window	2 Dining 2nd 11.09 x 10.33 Window Broadloom 3 Kitchen 2nd 16.01 x 10.99 Pantry Eat-In Kitchen 4 Family Main 22.01 x 11.15 Fireplace W/O To Patio 5 Master Upper 14.33 x 10.59 Hardwood Floor His/Hers Closets 6 2nd Br Upper 11.48 x 9.51 Hardwood Floor Closet 7 3rd Br Upper 10.07 x 10.23 Hardwood Floor Closet 8 4th Br Upper 11.41 x 9.32 Hardwood Floor Double Closet 9 Rec Lower 17.48 x 11.68 Above Grade Window

Client Remks: Highly Sought After Sherwood Estates Community. First Time Offered For Sale. Traditional Family Home. Very Spacious 4 Level Split. Established, Quiet Tree Lined Street. Meticulously Maintained And Lovingly Cared For. Large Principal Rooms. Eat-In Kitchen O/L Family Rm. Formal Liv & Din Rms. Hardwood Under Broadloom In Lr & Dr. 4 +1 Bedrooms. Finished Basement. Gorgeous, Private Yard With Hedges & Mature Gardens. Lovely Front Porch. Brick Home.

Extras: Frigidaire Smooth Top Stove, Kenmore Fridge "As Is", Kenmore B/I Dw, Kenmore Fan, Washer & Dryer, Basement Fridge & Freezer. Updated Windows, Roof '14, Ac "12, Gb&E, All Window Coverings, All Elf's, Cvac & Equip, Gdo & Remote

Brkage Remks: Access To Highly Ranked Schools. Close To Transit, Parks, Hospital, Community Centre, Golf, Shops & Amenities. Easy Access To Hwy 407 & 404. Taxes & Measurements Tbv. Include Sched B & Form 801 W/ All Offers.

List: RE/MAX ALL-STARS REALTY INC., BROKERAGE Ph: 905-477-0011 Fax: 905-477-6839

KRISTINE MILBURY SEARLE, Salesperson 416-995-8238 ARLENE LEE MILBURY, Salesperson 647-242-9092

Co-Op: AIMHOME REALTY INC., BROKERAGE

Wen Lang Cheng, Salesperson

Contract Date: 9/28/2015 Sold Date: 10/12/2015 Leased Terms: Original: \$799,900 Expiry Date: 12/31/2015 **Closing Date: 1/15/2016**

Last Update: 10/13/2015 **CB Comm: 2.25%**