

144 Larkin Avenue Markham

www.144Larkin.com



Sarah Norris
Sales Representative

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ROYAL LEPAGE
CHAIRMAN'S CLUB
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2012-2020

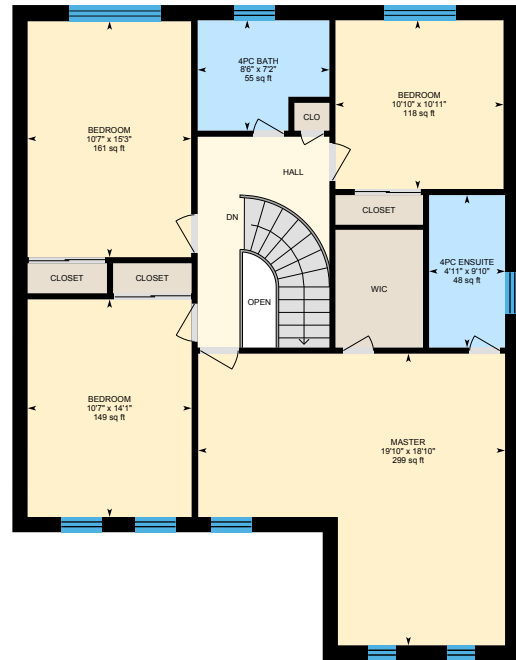
Shawn Zigelstein
Broker



144 Larkin Avenue, Markham



Main Level



Upper Level





PUBLIC SCHOOLS

Your neighbourhood is part of a community of Public Schools offering Elementary, Middle, and High School programming.

Edward T. Crowle PS

Designated Catchment School
Grades PK to 8
15 Larkin Ave

Académie de la Moraine

Designated Catchment School
Grades PK to 6
115 George St

Markham DHS

Designated Catchment School
Grades 9 to 12
89 Church St

ES Norval-Morrisseau

Designated Catchment School
Grades 7 to 12
51 Wright St

CATHOLIC SCHOOLS

Your neighbourhood is part of a community of Catholic Schools offering Elementary, Middle, and High School programming.

St Kateri Tekakwitha Catholic ES

Grades PK to 8 (Assigned)
230 Fincham Ave

St Edward Catholic ES

Grades PK to 8 (Assigned)
33 Cairns Dr

École catholique Pape-François

Grades PK to 12 (Assigned)
276 Sunset Blvd

St Brother André Catholic HS

Grades 9 to 12 (Assigned)
6160 16th Ave

PRIVATE SCHOOLS

The private schools nearest to you are:



MindTechMontessori School East Campus

Grades PK to 12
8961 Ninth Line

Cambridge Academy

Grades 9 to 12
5873 ON-7

Wesley Christian Academy

Grades PK to 8
22 Heritage Rd

Alathena International Academy - Markham

Grades 9 to 12
8515 McCowan Rd

PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



Alfred Paterson Pond

Alfred Paterson Dr



4 min

Harold Humphreys Park

Chancery Rd



10 min

Mintleaf Park

230 Fincham Ave



4 min

FACILITIES WITHIN A 20 MINUTE WALK

4 Playgrounds 8 Sports Fields
5 Basketball Courts 1 Splash Pad
1 Ball Diamond 2 Trails
3 Multi-Use Pads 1 Picnic Facilities

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away and the nearest rail transit stop is a 21 minute walk away.

Nearest Rail Transit Stop

Mount Joy GO

Nearest Street Level Transit Stop

Larkin Av / Pipher Gate



1 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a hospital, a fire station, and a police station within 3.95km.

Markham Stouffville Hospital

381 Church St

Fire Station

3255 Bur Oak Ave

Police Station

8700 McCowan Road

CONVENIENCE

This home is located near everyday amenities to make your daily errands easier.

Coffee



Gym



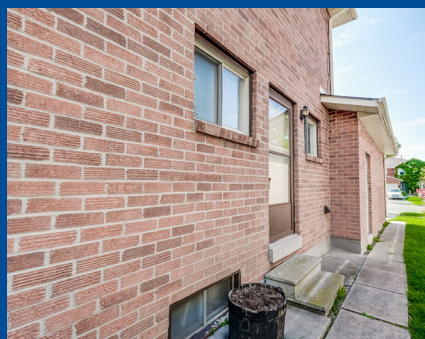
Grocery



Gas Station



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Opportunity In Prime Markham Village

Very Rarely Does A Home Like This Come To Market, Here Is Your Chance For Something Special. This Wonderful Home On A Large Corner Lot Not Only Has A Great Layout And The Chance To Make It Your Dream Home, But It Comes With A Resort Style Backyard With Extra Large Deck And Amazing In-Ground Pool. The Summer Is Here To Enjoy So Come And Enjoy It Here On Larkin. Close Walk To Schools, Parks, Trails, And Public Transit.

This Home Is The One You Have Been Waiting For, A Great Home That Has Been Lovingly Maintained By The Owners For The Past 32 Years. You Can Move Right In, And Take Your Time To Personalize It, Or Do It All At Once, Totally Up To You.

Extras: All Window Coverings, All Electrical Light Fixtures, All Existing Appliances: Kenmore White Fridge, Whirlpool Flat Top Stove, White Hood Fan; Whirlpool White Dishwasher, Maytag White Washer & Dryer, Hardwood Floor, Crown Mouldings, Pot Lights, Woodburning Fireplace, Garage Door Opener, Central Vacuum, Deck, Pool (New liner, Diving Board, Pump & Filter), Furnace With Electronic Air Cleaner; Humidifier, A/C, Hot Water Tank.

Lot: 41.01 ft x 136.84 ft ~ Taxes: \$5,301.93 / 2020

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