

WELCOME TO

576 Carlton Road

www.576Carlton.com



Shawn Zigelstein
Broker



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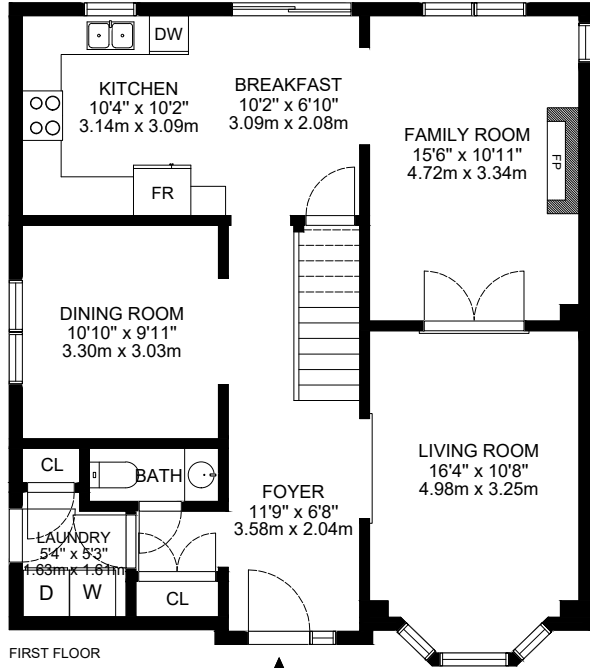


ROYAL LEPAGE
CHAIRMAN'S CLUB
NATIONAL TOP 1%
LIFETIME MEMBER

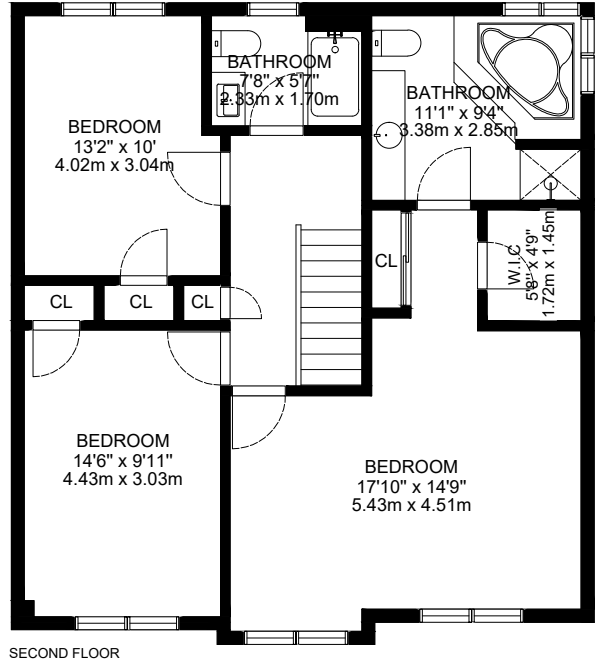
Olivia Yu
Broker



576 Carlton Road, Markham



Main Floor



2nd Floor





SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



Unionville PS

Designated Catchment School
Grades PK to 8
300 Main St Unionville

Markville SS

Designated Catchment School
Grades 9 to 12
1000 Carlton Rd

ÉS Norval-Morrisseau

Designated Catchment School
Grades 7 to 12
51 Wright St

Académie de la Moraine

Designated Catchment School
Grades PK to 6
115 George St

Other Local Schools

Bill Crothers SS

Grades 9 to 12
44 Main St Unionville

CATHOLIC SCHOOLS

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

St Matthew Catholic ES

Grades PK to 8
75 Waterbridge Ln

ÉEC Sainte-Marguerite-Bourgeoys-Markham

Grades PK to 6
111 John Button Blvd

St Augustine Catholic HS

Grades 9 to 12
2188 Rodick Rd

ÉSC Renaissance

Grades 7 to 12
700 Bloomington Rd

PRIVATE SCHOOLS

The private schools nearest to you are:



Wesley Christian Academy

Grades PK to 8
22 Heritage Rd

Unionville Montessori School

Grades PK to 6
4486 16th Ave

Alathena International Academy - Markham

Grades 9 to 12
8231 Kennedy Rd. Unit 26-27

Markville Montessori Private School

Grades PK to 6
3882 Hwy 7

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.



Quantztown Park

601 Carlton Rd

3 mins

Lincoln Park

Lincoln Pl

9 mins

Austin Drive Park

Austin Dr

8 mins

FACILITIES WITHIN A 20 MINUTE WALK

4 Playgrounds 3 Sports Fields
4 Basketball Courts 1 Sports Court
2 Ball Diamonds 3 Trails

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 13 minute walk away.

Nearest Rail Transit Stop
Centennial GO

13 mins

Nearest Street Level Transit Stop
Carlton Rd / Loring Cres

< 1 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 5.87km.

Markham Stouffville Hospital
381 Church St

Fire Station
316 Main St

Police Station
8700 McCowan Road



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Your Chance To Live In Prestigious Unionville

Feng Shui Certified By Master Paul Ng, This Home And Property Has Fantastic Energy For Learning, Money, Health And Relationships Along With 2 Wealth Centers. The Perfect Family Home Is Waiting For You To Move Right In And Make It Your Own. The 60ft Lot Is One Of The Largest In The Area, And The Yard Features A Stunning Deck And A Beautiful Porch In The Front To Sit On Those Warm Summer Nights. The Functional Layout And Great Room Sizes Give You So Many Different Options On Living Space For You And Your Family. It Also Features Hardwood Floors, A Renovated Kitchen With Stainless Steel Appliances, And So Much More. Come See This Great Home. The Area Is The Most Desirable In Markham! A Close Walk To Top Ranked Schools, Parks, Walking Trails, Public Transit (Go Train), Golf Courses, Shopping (Markville), And Some Great Restaurants That You Will Love.

Extras:

All Existing Appliances: Samsung Stainless Steel French Door Fridge, Dishwasher, NuTone Stainless Steel Hood Fan, Whirlpool Stainless Steel Slide In Stove; Inglis Washer, Whirlpool Dryer; All Existing Window Coverings, All Electrical Light Fixtures, Gas Fireplace (As Is), Central Vacuum and All Attachments, Furnace, AC, Garage Door Opener.

RENTAL: Hot Water Tank.

Lot: 60.06 ft x 122.17 ft | Property Taxes: \$6,818.23/2022

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