

WELCOME TO

712 Cornell Rouge Boulevard

www.712CornellRouge.com



Shawn Zigelstein
Broker



ROYAL LEPAGE
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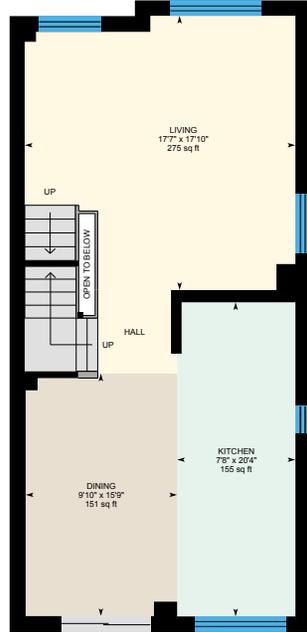
905.731.2000

712 Cornell Rouge Boulevard, Markham



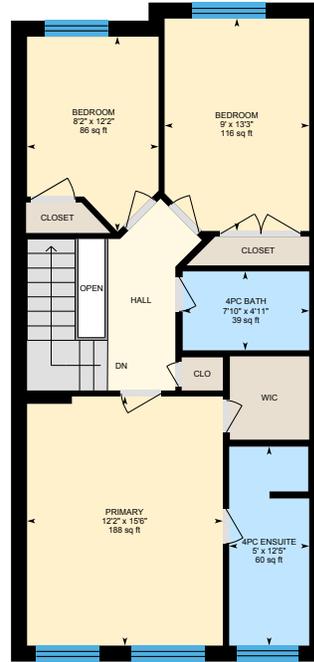
MAIN FLOOR

Exterior Area 563.13 sq ft



2ND FLOOR

Exterior Area 783.78 sq ft



3RD FLOOR

Exterior Area 782.51 sq ft



BASEMENT (BELOW GRADE)

Exterior Area 621.25 sq ft





PUBLIC SCHOOLS

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

Black Walnut PS

Designated Catchment School
Grades PK to 8
30 John Allan Cameron St

Académie de la Moraine

Designated Catchment School
Grades PK to 6
115 George St

És Norval-Morrisseau

Designated Catchment School
Grades 7 to 12
51 Wright St

Sam Chapman PS

Designated Catchment School
Grades 3 to 8
270 Alfred Paterson Dr

Bill Hogarth SS

Designated Catchment School
Grades 9 to 12
100 Donald Sim Ave

ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

Agora Prep Academy

Grades 1 to 6
8333 Kennedy Rd

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Grades 1 to 6
8333 Kennedy Rd

CATHOLIC SCHOOLS

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

St Joseph Catholic ES

Grades PK to 8
388 White's Hill Ave

St Edward Catholic ES

Grades 1 to 8
33 Cairns Dr

École catholique Pape-François

Grades PK to 12
276 Sunset Blvd

St Brother André Catholic HS

Grades 9 to 12
6160 16th Ave

PRIVATE SCHOOLS

The private schools nearest to you are:



Cambridge Academy

Grades 9 to 12
5873 ON-7

Wesley Christian Academy

Grades PK to 8
22 Heritage Rd

MindTech Montessori School North Campus

Grades PK to 8
1 Dickson Hill Rd

Unionville Montessori School

Grades PK to 6
4486 16th Ave

PARKS & REC.

This home is located in park heaven, with 4 parks and 7 recreation facilities within a 20 minute walk from this address.



John Stegman Woods

Morning Dove Dr



2 mins

Wilmot Parkette

Albert Lewis St



5 mins

Cornell Rouge Woods

Autumn Glow Dr



5 mins

FACILITIES WITHIN A 20 MINUTE WALK

4 Playgrounds 2 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 46 minute walk away.

Nearest Rail Transit Stop

Mount Joy GO

Nearest Street Level Transit Stop

Cornell Rouge Blvd / White's Hill A



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 5.76km.

Markham Stouffville Hospital

381 Church St

Fire Station

3255 Bur Oak Ave

Police Station

8700 McCowan Road



*** WELCOME TO YOUR DREAM HOME ***

Nestled Within The Serene And Sought-After Cornell Community In Markham, This Exquisite Semi-Detached Residence Awaits Its Fortunate New Owners. With Four Spacious Bedrooms Spread Across Three Levels, This Home Offers A Harmonious Blend Of Comfort, Style, And Functionality. As You Step Through The Inviting Front Entrance, You'll Immediately Appreciate The Thoughtfully Designed Layout That Maximizes Both Space And Natural Light. The Second Floor Seamlessly Connects The Living, Dining, And Kitchen Areas, Creating An Ideal Setting For Family Gatherings And Entertaining Guests. The Abundance Of Windows Floods Every Room With Sunlight, Creating A Cheerful And Inviting Atmosphere. The Heart Of This Home Is Undoubtedly The Layout Of The Gourmet Kitchen. Here, Culinary Enthusiasts Will Delight In The Included Appliances, Elegant Granite Countertops, Ample Storage Space, And A Full Balcony For Those Great Summer Nights. Whether You're Preparing A Quick Weekday Meal Or Hosting A Lavish Dinner Party, This Kitchen Is Up To The Task. As You Ascend To The Upper Levels, You'll Discover The Three Generously Sized Bedrooms. Each Bedroom Offers A Tranquil Retreat, Perfect For Restful Nights And Lazy Sunday Mornings. Whether It's The Primary Suite With Its Own Ensuite Bath Or The Additional Bedrooms For Family Members Or Guests, Comfort And Privacy Are Assured. But That's Not All—This Home Extends Beyond The Traditional Three Floors. Descend To The Professionally Finished Basement, Where Versatility Abounds. Use It As A Home Office, A Playroom, Or Even A Cozy Media Den—The Choice Is Yours. Outside, The Backyard Beckons—A Private Oasis With Built In Turf Where You Can Unwind, Sip Your Morning Coffee, Or Host Summer Barbecues. Imagine Evenings Spent Under The Stars, Surrounded By Lush Greenery And The Gentle Rustle Of Leaves. Location-Wise, This Home Is A True Gem. Schools, Hospitals, Transit Options, And Restaurants Are All Within Easy Reach. Commuters Will Appreciate The Swift Access To The 407 Highway, Making Daily Travel A Breeze. In Summary, This Home Offers Not Just A Place To Live, But A Lifestyle. It's A Place Where Memories Will Be Made, Laughter Shared, And Dreams Realized. Don't Miss Out On This Fantastic Opportunity To Own A Piece Of Markham's Charm!

Extras: Existing Appliances: Whirlpool Black French Door Fridge, Whirlpool Black Flat Top Stove, NuTone Black Hood Fan, Bosch Black Built-In Dishwasher, Frigidaire Gallery Freezer in The Basement, Samsung White Washer and Dryer, Shelving in The Garage, All Window Coverings, All Electrical Light Fixtures, Alarm System (not monitored), Furnace, AC, Humidifier, NEST Thermostat, CVAC and all attachments, Interlock, Shelving in The Garage, Garage Door Opener and Remote, Garage Keypad (As Is).

Rental: Hot Water Tank – \$37.97+HST/month | Taxes: \$ 3,996.12/2023 | Lot: 22.97 ft x 82.02 ft

Royal LePage Your Community Realty Brokerage does not warrant or guarantee the information in this feature sheet.