

WELCOME TO  
*8 Maple Lane*

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**Vanessa Oliveira**  
Sales Representative



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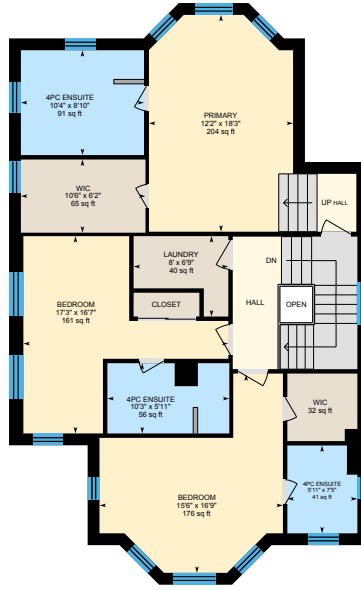
**Shawn Zigelstein**  
Broker



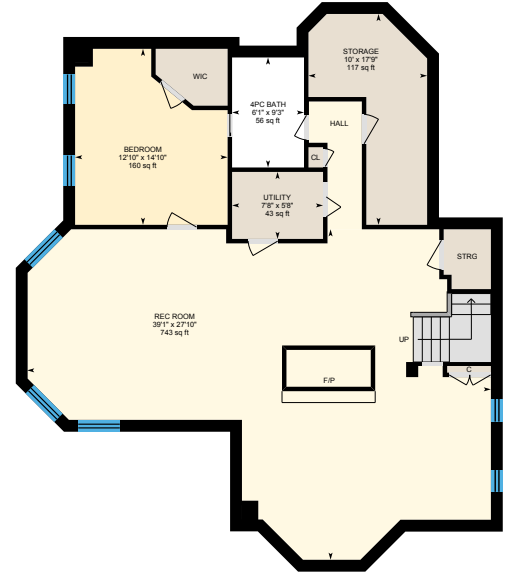
# 8 Maple Lane, Markham



Main Floor



2nd Floor

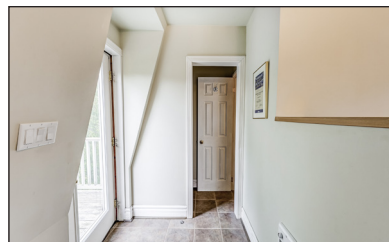


Basement (Below Grade)













## PUBLIC SCHOOLS

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

### Parkview PS

Designated Catchment School  
Grades PK to 8  
22 Fonthill Blvd

### 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

### Sir Wilfrid Laurier PS

Designated Catchment School  
Grades 3 to 8  
160 Hazelton Ave

### Unionville HS

Designated Catchment School  
Grades 9 to 12  
201 Town Centre Blvd

## 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 Augustine Catholic HS

Grades 9 to 12  
2188 Rodick Rd

### St Matthew Catholic ES

Grades PK to 8  
75 Waterbridge Ln

### ÉEC Sainte-Marguerite-Bourgeoys-Markham

Grades PK to 6  
111 John Button Blvd

### ÉSC Renaissance

Grades 7 to 12  
700 Bloomington Rd



## PRIVATE SCHOOLS

The private schools nearest to you are:



### Markville Montessori Private School

Grades PK to 6  
3882 Hwy 7

### Unionville Montessori School

Grades PK to 6  
4486 16th Ave

### Trinity Academy

Grades 9 to 12  
169 Enterprise Blvd

### Wesley Christian Academy

Grades PK to 8  
22 Heritage Rd




## PARKS & REC.

This home is located in park heaven, with 4 parks and 5 recreation facilities within a 20 minute walk from this address.

 **Unionville Train Station Community Centre**  
7 Station Ln

 2 mins

 **Denby Valley Park**  
Denby Ct

 3 mins

 **Millennium Square**  
146 Main St

 3 mins

### FACILITIES WITHIN A 20 MINUTE WALK

1 Playground      2 Trails  
1 Community Centre      1 Arts/Performance Facility



## TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 3 minute walk away and the nearest rail transit stop is a 20 minute walk away.

 **Nearest Rail Transit Stop**  
Unionville GO

 **Nearest Street Level Transit Stop**  
Main St Unionville / Fred Varley Dr

 3 mins

## 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 6.76km.

 **Markham Stouffville Hospital**  
381 Church St

 **Fire Station**  
316 Main St

 **Police Station**  
8700 McCowan Road



**HoodQ**

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\*\*\*WELCOME TO YOUR DREAM HOME IN THE HEART OF OLD HISTORIC DOWNTOWN UNIONVILLE!\*\*\*

This Custom-Built Gem Offers The Perfect Blend Of Modern Luxury And Historic Charm, Boasting 4+2 Bedrooms, 6 Bathrooms, And Countless Exquisite Features As You Step Inside, You'll Be Greeted By An Abundance Of Natural Light Flooding Through The Numerous Windows, Creating A Warm And Inviting Atmosphere Throughout The Home. This Home Features An Oversized Front And Back Porch, Perfect For Relaxing Or Entertaining Guests While Enjoying The Picturesque Views Of The Landscaped Front And Back Yard. One Of The Highlights Of This Home Is The Stunning Double-Sided Stone Fireplace That Seamlessly Connects The Main Floor To The Basement, Providing Warmth And Elegance To Both Levels. Whether You're Curled Up With A Book In The Living Room Or Hosting A Gathering In The Basement, This Fireplace Adds A Touch Of Sophistication To Every Occasion. For Those Seeking Additional Space Or Income Potential, The Detached Garage Offers A Secondary Dwelling On Top, Providing The Perfect Opportunity For A Bachelor Apartment Or Home Office. Imagine The Possibilities Of Having A Private Retreat Or Workspace Just Steps Away From Your Main Residence. Conveniently Located Within Walking Distance From Unionville Main Street, Too Good Pond, Varley Art Gallery, Unionville Library, Crosby Arena And Park, This Home Offers Easy Access To A Wealth Of Amenities And Attractions. Enjoy Festivals, Concerts, Shopping, And Dining At The Best Restaurants In The City, All Within Reach Of Your Doorstep. With Parking For Up To 8 Vehicles, You'll Never Have To Worry About Finding A Spot For Guests Or Family Gatherings. Don't Miss Your Chance To Own This Exceptional Property In One Of The Most Sought-After Neighborhoods In Unionville. Schedule Your Viewing Today And Experience The Epitome Of Luxury Living!

Extras: All Existing Appliances Unless Excluded: White Kitchen Aid Wall Oven, White Whirlpool Fridge, White Jenn Air Gas Cooktop, White Frigidaire Dishwasher, White Whirlpool Stackable Washer/Dryer, Stainless Steel Danby Mini Fridge, Stainless Steel Panasonic Microwave, Wall Mounted Book Shelves in Office, Gas Fireplace in Office, All Window Coverings, All Electrical Light Fixtures.

Exclusions: White LG Microwave | Rental: How Water Tank, Furnace, AC, Plumbing/Drains Protection Plan.

Lot Irregular: 60.06 ft x 190.70 ft | Taxes: \$8,688.08/2023

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