



## MLS Listing - 8 - 10 Cox Blvd., Markham



**10 Cox Blvd 8** **List: \$1,100,000 For: Sale**

**Markham** Ontario L3R 4G2

Markham Unionville York

**SPIS:** N

**Taxes:** \$4,191.21 / 2024

**DOM:** 0

Condo Townhouse

3-Storey

**Rms:** 8 + 1

**Corp#:** YRCC / 922

**#Shares%:**

**Bedrooms:** 4

**Unit#:** 2

**Locker#:**

**Washrooms:** 3

**Locker Lev Unit:**

1x4x2nd, 1x4x3rd, 1x2xBsmt

**Locker Unit#:**

**Level:** 1

**Zoning:**

**Prop Mgmt:** ComField Management Services Inc.

**Dir/Cross St:** Warden Ave./Hwy 7

**MLS#:** N9042805

**Possession Remarks:** TBD

**Status Cert:** N

**Bldg Name:**

**PIN#:**

**Kitchens:** 1  
**Fam Rm:** N  
**Basement:** Finished  
**Fireplace/Stv:** N  
**Heat:** Forced Air / Gas  
**Apx Age:**  
**Apx Sqft:** 1600-1799  
**Sqft Source:** per MPAC/Floor Plan  
**Exposure:** Ne  
**Assessment:**  
**Spec Desig:** Unknown  
**Phys Hdp-Eqp:**

**Pets Perm:** Restrict  
**Locker:** None  
**Maint:** \$560.22  
**A/C:** Central Air  
**Central Vac:**  
**UFFI:**  
**Elev/Lift:** **Retirement:**  
**Taxes Incl:** **Water Incl:** Y  
**Heat Incl:** **Hydro Incl:**  
**Cable TV Incl:** **CAC Incl:**  
**Bldg Ins Incl:** **Prkg Incl:** Y  
**Com Elem Incl:** Y  
**Cert Level:**  
**Energy Cert:**  
**GreenPIS:**

**Balcony:** None  
**Ens Lndry:**  
**Lndy Lev:** Lower  
**Exterior:** Brick  
**Gar/Gar Spcs:** Underground / 2.0  
**Park/Drive:** Undergrnd  
**Park Type:** Exclusive / Exclusive  
**Park/Drv Spcs:** 0  
**Tot Prk Spcs:** 2.0  
**Pk Spot#:** 9  
**Pk Spot#:** 10  
**Park \$/Mo:**  
**Prk Lvl/Unit:**  
**Bldg Amen:**

#	Room	Level	Length (m)	Width (m)	Description
1	Kitchen	Main	2.64	x 2.62	Ceramic Floor Quartz Counter Stainless Steel Appl
2	Dining	Main	3.68	x 3.40	Hardwood Floor Large Window California Shutters
3	Living	Main	4.93	x 3.15	Hardwood Floor W/O To Patio Pot Lights
4	Office	Main	2.79	x 2.54	Hardwood Floor Combined W/Living Pot Lights
5	Prim Bdrm	2nd	5.46	x 3.38	Hardwood Floor 4 Pc Ensuite W/I Closet
6	Den	2nd	2.97	x 2.64	Hardwood Floor Window
7	2nd Br	3rd	3.05	x 2.82	Hardwood Floor Closet
8	3rd Br	3rd	3.23	x 2.74	Hardwood Floor Closet
9	Rec	Bsmt	4.90	x 2.39	Hardwood Floor W/O To Garage Closet

**Client Remks:** 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Spacious 3-Level Corner Unit Townhouse in Convenient First Markham Village Location. 2. Lovely Main Level with 9' Ceilings Boasting Updated Kitchen ('22) with Quartz Countertops & Backsplash & Stainless Steel Appliances, Plus Beautiful Dining Room Boasting Large Windows with California Shutters & Bright Combined Office/Living Room with W/O to Front Patio. 3. 2nd Level Features Private Office/Den & Generous PBR with W/I Closet & Updated 4pc Ensuite ('22) with Soaker Tub & Separate Glass-Enclosed Shower. 4. 2 Additional Bedrooms & 4pc Main Bath on 3rd Level. 5. Finished Lower Level with 2pc Bath, Laundry & Rec Room with Direct W/O to Underground Garage with 2 Exclusive Parking Spaces. All This & More! Lovely Front Patio Area. New Washer & Dryer '22, Air Handler '23  
**Extras:** Fabulous Location in Beautiful & Quiet Neighbourhood within Walking Distance to Top Schools (Coledale PS & Unionville HS), Plus Just Minutes to 407 & 404, Restaurants, Shopping, Civic Centre, Parks & Trails & Many More Amenities!

**Listing Contracted With:** REAL ONE REALTY INC. 905-281-2888