



Together, for better!

一份信任，三份回报！



MLS Listing ~ 7 Hagerman Blvd., Unionville



7 Hagerman Blvd **List: \$1,899,000 For: Sale**
Markham Ontario L3R 2A8
 Markham Unionville York
SPIS: No **Taxes:** \$9,209.61/2026

Detached **Front On:** S **Rms:** 9 + 3
Link: N **Acre:** **Bedrooms:** 4 + 1
 Backsplit 5 **Washrooms:** 4
 1x2x2nd, 1x3x2nd, 1x5x3rd,
 1x3xBsmt

Lot: 50 x 159 Feet **Irreg:** **Depth is GeoW Estimate
Dir/Cross St: Warden Ave. & Carlton Rd.
Directions: Warden Ave. & Carlton Rd. to Braithwaite Rd. to Hagerman Blvd.

MLS#: N13223078 **PIN#:** 029810286
Possession Remarks: TBD
Legal: Pcl 246-1, Sec M1441; Lot 246, Plan M1441; S/T LB381346; Markham

Kitchens: 1 + 1 Fam Rm: Y Basement: Separate Entrance / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Apx Sqft: 3000-3500 Roof: Tile Foundation: Unknown Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:	Exterior: Brick Gar/Gar Spcs: Attached / 2 Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: Pool: Inground Energy Cert: Cert Level: GreenPIS: Prop Feat: Central Vacuum, Family Room, Fireplace/Stove Interior Feat: Auto Garage Door Remote, Central Vacuum	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Oth Struct: Survey Type: None
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	15.22	x 14.37	Hardwood Floor	Centre Island	Marble Counter
2	Breakfast	Main	10.24	x 8.07	Hardwood Floor	W/O To Deck	Skylight
3	Dining	Main	18.41	x 10.6	Hardwood Floor	Window Flr to Ceil	Pot Lights
4	Living	Main	20.08	x 9.71	Hardwood Floor	Picture Window	Open Concept
5	Office	Main	9.45	x 8.63	Hardwood Floor	Open Concept	
6	Family	Ground	20.01	x 13.02	Hardwood Floor	Gas Fireplace	Large Window
7	2nd Br	Upper	13.94	x 13.52	Hardwood Floor	2 Pc Ensuite	Closet
8	3rd Br	Upper	13.19	x 9.61	Hardwood Floor	Closet	
9	4th Br	Upper	14.34	x 10.07	Hardwood Floor		
10	Prim Bdrm	3rd	24.7	x 15.49	Hardwood Floor	5 Pc Ensuite	W/I Closet
11	Sunroom	3rd	20.11	x 9.84	Hardwood Floor	Picture Window	Large Window
12	Rec	Bsmt	20.28	x 12.73	Broadloom	Combined W/Dining	French Doors
13	Kitchen	Bsmt	11.25	x 8.69	Ceramic Floor	Galley Kitchen	Pass Through
14	Breakfast	Bsmt	9.02	x 8.69	Laminate	Open Concept	
15	5th Br	Bsmt	13.09	x 10.07	Laminate	W/I Closet	

Client Remks: 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Spectacular (Approx.) 50' x 159' Private, South-Facing Lot with Breathtaking Backyard/Pool Oasis with Large Deck, Patio Area & In-Ground Pool, Surrounded by Privacy Fencing & Mature Trees!! 2. Stunning Kitchen Featuring Large Centre Island, Marble Countertops, Elegant Tile Backsplash, Stainless Steel Appliances with Fotile Range & Beautiful Breakfast Area with Double Skylights & Patio Door W/O to Deck. 3. Lovely Principal Rooms, Including Warm & Welcoming Ground Level Family Room with Gas Fireplace, Plus Open Concept Dining Room with Floor-to-Ceiling Windows, Combined with Living Room Boasting Oversized Windows Overlooking the Backyard! 4. 4 Bright & Spacious Bedrooms & 3 Baths on Upper Levels, Including Amazing Primary Retreat with Large Windows, Huge W/I Closet, Luxurious 5pc Ensuite Featuring Double Vanity, Soaker/Jet Tub & Oversized Glass-Enclosed Shower, Plus Private Access to Sun-Filled Bonus Room - Great for Nursery, Exercise Area, Office & More! 5. Separate Entrance to Professionally Finished Basement Featuring 2nd Kitchen Plus Combined Rec/Dining Room, Additional Bedroom, Full 3pc Bath (with Sauna) & Separate Laundry Facilities! All This & More! Fabulous Location in Prestigious Unionville Neighbourhood Just Minutes from Parks & Trails, Golf, Top-Rated Schools (Williams Berczy PS & Unionville HS), Restaurants, Shopping, Hwy Access & More! Additional Double Skylight Over Ground Level Laundry Area with W/O to Patio. Beautiful Black Walnut Handscraped Hdwd Flooring Thru Main & Upper Levels! New Bsmt Broadloom '26, New Furnace Approx. '25, New Windows/Skylight in Breakfast Area & Bsmt Bdrm '24, New Stove '24, Whole Home Freshly Painted '24, New Garage Door Approx. '22, New Bsmt Washer & Dryer '22, Updated Plumbing & Wiring '15, Durable Clay Tile Roof '15

Inclusions: All Light Fixtures, All Window Coverings, Refrigerator & Stove, Built-in Dishwasher, Washer & Dryer, Gas Fireplace AS IS, Basement Refrigerator & Stove, Washer & Dryer, Sauna AS IS, C/Vac System & Attachments, Garage Door Opener & 2 Remotes, All Pool Equipment, Storage Shed

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

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www.theelite3team.com

1660 North Service Rd E, Unit 103, Oakville On L6H 7G3

905-270-3333

