

THE MILLS TEAM

is proud to present

51 TILMAN CIRCLE



51Tilman.com



OVER \$225,000 SPENT ON RENOVATIONS & IMPROVEMENTS:

- Professional exterior painting (2025)
- Main washroom and ensuite renovated (2025)
 - Updates to basement washroom (2025)
- New carpet runners on stairs to second floor and new carpet on basement stairs (2025)
- New garage doors, garage man door and remote (2025)
- All light fixtures updated on main and second floor (2025)
- All new modern door handles and hinges throughout the house (2025)
- New luxury vinyl flooring in basement (2025)
- Professional interior painting (2025-2024)
- Asphalt paving and stone border along the driveway (2024)
- Professional landscaping of entrance area and front garden (2024)
- Back patio stone cleaned and reset (2024)
- Owned tankless water heater added (2022)
- New furnace and air-conditioner installed (2021)
- Asphalt shingles replaced (2016)
- Broadloom removed and hardwood flooring installed on main and second floor (2011)
- New stairs and railings to upstairs to meet building code (2011)
- Windows replaced (2007)
- Full kitchen renovation (2007)
- Wall removed between kitchen and family room (2007)

WELCOME HOME

Once upon a time, on a quiet circle where neighbours wave and kids play outside, there stood a family home that got everything right. Tucked into one of Markham Village's most beloved streets, this is the kind of place people talk about fondly—and rarely leave.

Impressively renovated from top to bottom, the home offers 2,700 sq ft above grade plus a fully finished 1,362 sq ft lower level—space that's both generous and smartly designed. The main floor has been thoughtfully opened up, with the eat-in kitchen now flowing seamlessly into the family room, creating beautiful sightlines and a layout that just makes sense. Formal living and dining rooms mean there's room for big family gatherings and quiet evenings, while a double-car garage and main floor laundry room with pantry storage keeps daily life running smoothly (and clutter politely out of sight).

Upstairs, the primary bedroom understands the assignment: king-sized, calm, and complete with a spa-like five-piece ensuite that feels like a reward at the end of the day. The remaining bedrooms are well-sized and versatile—ready for kids, guests, home offices, or whatever chapter comes next.

Downstairs, the bright finished lower level adds even more flexibility with luxury vinyl plank flooring, a fifth bedroom, full washroom, and a generous recreation room that's equally suited to movie nights, teenagers, overnight guests, or all three at once.

Outside, the charm continues. A custom stone walkway sets the tone on arrival, while the private, lush backyard offers a deck, stone patio, lawn, and BBQ gas line—perfect for summer dinners, weekend lounging, and letting kids or dogs run free.

Tilman Circle is known as one of Markham Village's most special enclaves: peaceful, low-traffic, and genuinely community-minded. A short cut-through leads to Mintleaf Park for playgrounds and baseball, with schools, transit, hospital, and community centre all within walking distance. Add quick access to the GO Train, shopping, and the 407, and you get village charm without giving up city convenience.

Homes like this don't come up often—because once you're here, you tend to stay.



ADDITIONAL INFO

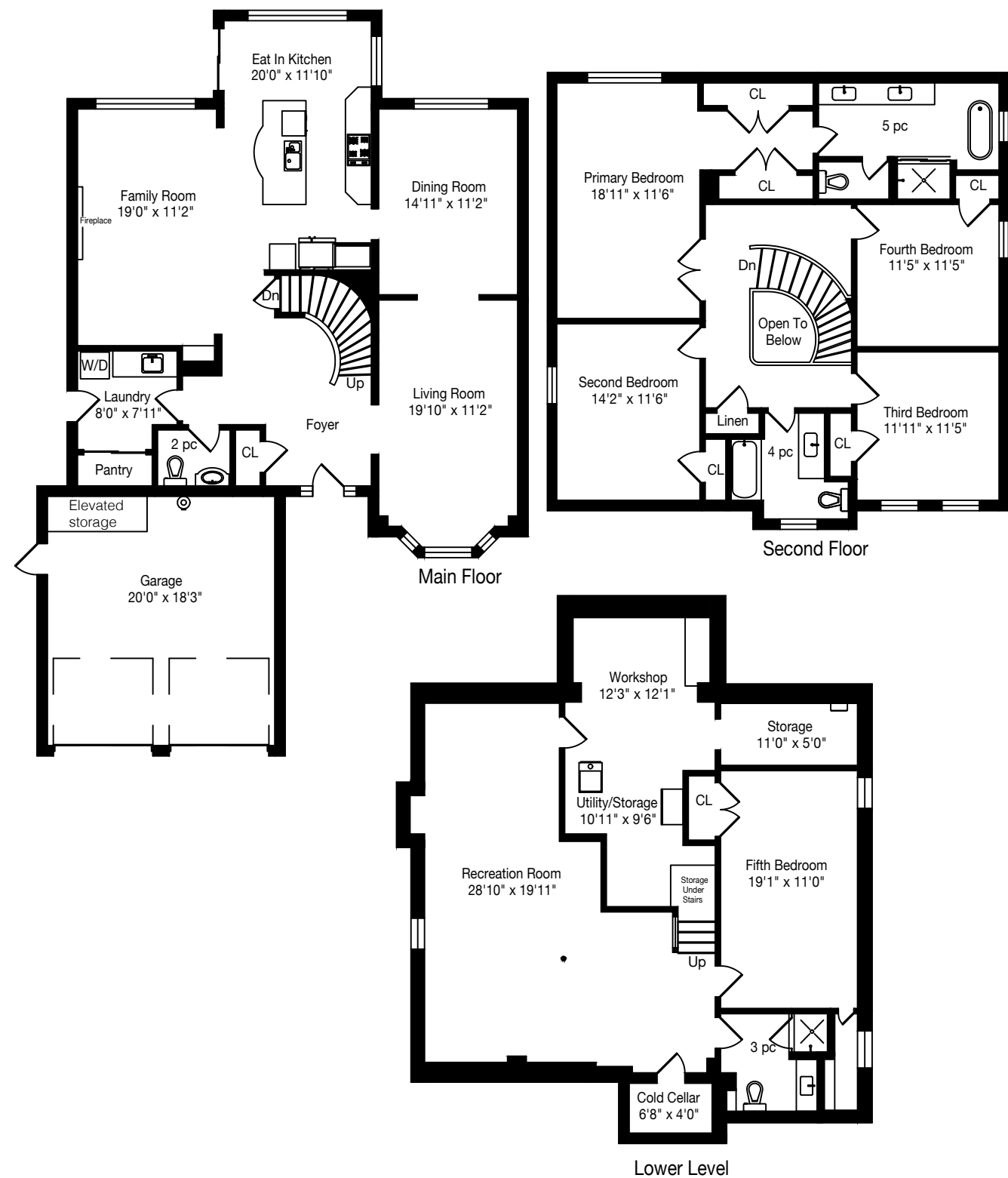
- Property Taxes:** \$5,951.34 (Annual in 2025)
- Lot Size:** 49.73 feet frontage and 110.34 feet depth (as per MPAC)
- Square Footage:** 2,702 sq ft per MPAC plus 1,362 sq ft lower
- Possession:** 60 Days/TBD
- Parking:** 2 car built-in garage plus private driveway parking for 4 cars
- Utility Costs:** Electricity: Approx. \$172.00/month (2025)
Gas: Approx. \$109/month (2025)
Water/Waste: Approx. \$101/month (2025)
- Heating:** Forced air gas furnace with central air conditioning
- Inclusions:** Cooktop (Dacor), Wall Oven (KitchenAid), Hood Exhaust (Zephyr), Refrigerator (LG), Microwave (Dacor), Dishwasher (Miele), Washer (LG), Dryer (LG), All Parts of Furnace and Central Air Conditioner, Hot Water Tank, Central Vacuum and Attachments, Garage Remotes (2), All Built-in and Attached Shelving (Laundry & Family Room), Wooden Work Bench (Basement), All Window Coverings and All Electrical Light Fixtures
- Exclusions:** Deep Freezer, Gas BBQ, Metal Work Bench, Shelving in Storage Room and Cold Cellar, Ring Security Cameras/Control Panel in Front Hall/Doorbell
- Rental Equipment:** None

A Home Inspection Report dated January 29th 2026 is available for your convenience and information purposes only. Any reliance on this Report and its contents is at the Buyer's own discretion.

E & OE











SCHOOLS

With good asigned public schools very close to this home, your kids can thrive in the neighbourhood.



St Kateri Tekakwitha Catholic ES
Designated Catchment School
Grades PK to 8
230 Fincham Ave

Edward T. Crowle PS
Designated Catchment School
Grades PK to 8
15 Larkin Ave

St Brother André Catholic HS
Designated Catchment School
Grades 9 to 12
6160 16th Ave

Markham DHS
Designated Catchment School
Grades 9 to 12
89 Church St

PARKS & REC

This home is located in park heaven, with 3 parks and 18 recreation facilities within a 20 minute walk from this address.



Mintleaf Park
230 Fincham Ave
Icons: Basketball, Soccer, Tennis, Baseball, Softball

2 mins

Benjamin Marr Park
28 Cornell Common Rd
Icons: Basketball, Soccer, Tennis, Baseball, Softball, Volleyball, Badminton

8 mins

Alfred Paterson Pond
Alfred Paterson Dr
Icon: Jogging

6 mins

FACILITIES WITHIN A 20 MINUTE WALK

- 3 Playgrounds
- 3 Basketball Courts
- 1 Ball Diamond
- 5 Sports Fields
- 1 Splash Pad
- 2 Sports Courts
- 2 Trails

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only 1.7 km away, and the nearest street transit stop is a 2 minute walk away.

Nearest Rail Transit Stop
Mount Joy GO

Nearest Street Level Transit Stop
Larkin Av / Pipher Gate

2 mins

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 4km.

Markham Stouffville Hospital
381 Church St

Fire Station
3255 Bur Oak Ave

Police Station
8700 McCowan Road

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THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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ROYAL LEPAGE Signature
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility. * Sales Representative