



# 21 CAVALRY TRAIL

*Proudly presented by...*

**JESSICA LEE, BROKER, CERTIFIED NEGOTIATION EXPERT**

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**JESSICA LEE**  
REAL ESTATE SERVICES



# WELCOME TO 21 CAVALRY TRAIL

*Well Maintained Renovated Home In Prestigious Unionville/Buttonsville, Markham*

Tastefully Renovated And Upgraded Home In Most Sought Out Location - Buttonsville Community. Top Ranked Fraser Institute School District Including Buttonsville Public School, Coledale Public School, Lincoln Alexander Public School, Unionville High School, Pierre Elliot Trudeau High School. You're In Close Proximity To All Shopping, Banks, Restaurants, T&T Supermarket, Parks, Place Of Worship And Hwy 404/407. Brand New Master Ensuite And Finished Basement With Large Recreation Area And Nanny's Suite. Newer Kitchen With Stone Countertop And Breakfast Bar, LED Potlights Throughout, Water Softener And Filtration Systems. This House Is Move-In Ready!

## MAIN FLOOR FEATURES

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Entrance Foyer & Hallway	Bright And Spacious Front Foyer. Large Double Closet, Perfect For Storing Off-Season Clothing. Potlights. Custom Floor.
Living Room	Sunken Living Room With Accent Wall. CAT 6 Cabling. Rough-In Wiring For Wall Speakers. Potlights.
Dining Room	Large Formal Dining Room With Bow Window. Access To Living Room And Kitchen. Potlights.
Kitchen	Very Bright Open Concept Chef's Kitchen. Centre Island With Stone Countertop And Breakfast Bar. Ample Counter & Preparation Space. CAT 6 Cabling. Bow Window With Lots Of Sunshine, Perfect For Plant And Flower Lovers, Walkout To Backyard. Potlights. Custom Flooring.
Family Room	Open Concept With Wood Burning Fireplace. CAT 6 Cabling. Large Windows. Pot Lights. Hardwood Floor.
Mud Room / Laundry Room	Separate Entrance. Closets For Ample Storage. Tile Floor.
Powder Room	2 Piece Powder Room



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## SECOND FLOOR & LOWER LEVEL FEATURES

Master Bedroom	Bright & Spacious Master Retreat. Large Walk-In Closet. Brand New 5 Piece Ensuite With Frameless Glass Shower, Double Vanity With Ample Closed Storage & Custom Quartz Countertop. Tile Floor.
Second Bedroom	Perfect As A Guest Room With 4 Piece Bathroom Right Next Door. Closet. Broadloom.
Third Bedroom	Bright Room With Two Large Windows . Perfect As An Office For One Or Two. Closet. Broadloom.
Fourth Bedroom	Another Bright Room With Two Windows. Large Double Closet. Broadloom.
Media/Recreation Room	Brand New Open Concept Recreation Room Awaiting For Your Personal Touch - Can Be A Theatre, Separated Exercise Area Or Additional Family Room. Potlights. Beautiful Laminate Flooring.
Fifth Bedroom	Perfect Nanny's Suite With Double Closet. Potlights.
Exercise Or Play	Additional Exercise Or Play Area Or Use For Storage. Potlights.
3 Piece Bathroom	3 Piece Bathroom With Frameless Glass Shower, Modern Vanity & Custom Light Fixture.
Storage & Furnace Room	Additional Storage Under The Stairwell. Spacious And Large Furnace Room Perfect For Keeping Brooms and Mops Out Of Sight Or Use As Additional Storage.



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NEIGHBOURHOOD INFORMATION													
Schools:	<p>With Excellent Schools Near This Home, Your Kids Will Get A Great Education In The Neighborhood. There Are Also 2 Catholic Schools &amp; 2 Private Schools Within 1KM Away.</p> <p><i>Public Schools:</i></p> <table><tr><td>Buttonville Public School</td><td>PK - 08</td></tr><tr><td>Coledale Public School</td><td>PK -08</td></tr><tr><td>Lincoln Alexander Public School</td><td>PK - 08</td></tr></table> <p><i>High Schools:</i></p> <table><tr><td>Unionville High School</td><td>9-12</td></tr><tr><td>Bill Crothers Secondary School</td><td>9-12</td></tr><tr><td>Pierre Eilliot Trudeau High School</td><td>9-12</td></tr></table> <p><i>Catholic Schools:</i></p> <p>EEC Sainte-Marguerite-Bourgeoys-Markham (French) St. Augustine Catholic High School</p>	Buttonville Public School	PK - 08	Coledale Public School	PK -08	Lincoln Alexander Public School	PK - 08	Unionville High School	9-12	Bill Crothers Secondary School	9-12	Pierre Eilliot Trudeau High School	9-12
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Parks & Recreation:	<p>This Home Is Located In Park Heaven, With 4 Parks And A Long List Of Recreation Facilities Within A 20 Minute Walk Including: Playgrounds, Splash Pad, Ball Diamonds, Track, Picnic Facilities, Sports Field, Basketball Courts, Golf Course &amp; Trails.</p>												
Transit:	<p>Public Transit Is At This Home's Doorstep For Easy Travel Around The City. The Nearest Street Transit Is Only A 2 Minute Walk Away. Your Nearest Rail Transit Stop Is Unionville GO Station Rail.</p>												
Convenience:	<p>This Home Is Located Near Your Everyday Amenities To Make Your Daily Errands A Whole Lot Easier Including But Not Limited To A Pharmacy, Grocery Store, Banks, Gym, Coffee Stop, Cleaners &amp; Gas Station.</p>												



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ADDITIONAL PROPERTY INFORMATION	
Property description:	PCL 116-1, SEC 65M2522 Lot: 45.11 X 109.91 Feet
Taxes:	\$5,844.00 (2018) (Please Verify)
Square Footage:	Approximately 2,539 Square Feet (+ 1,272 Square Feet On Lower Level) (Please Verify)
Parking:	Fabulous Private Driveway With Room For Multiple Cars, No Sidewalk. Built-In 2 Car Garage With Separate Side Entrance
Comfort Systems:	Gas Forced Air Heating, Central Air Conditioning
Systems:	Water Softener, Water Filtration In Kitchen, Central Vacuum, Original Alarm System Rough-In With Sensors, CAT6 Cable Throughout, Rough-In Wiring For Speakers In Living Room
Inclusions:	Newer Appliances (Fridge, Stove, Rangehood, Washer, Dryer), Built-In Dishwasher, Living Room TV Bracket, Great Room TV Bracket, Central Vacuum, Water Softener System, Water Filtration System, All Bathroom Built-In Mirrors, 2 Garage Door Openers With Remotes, All Existing Window Coverings, All Existing Electrical Light Fixtures, Broadloom Where Laid.
Exclusions:	All Speakers In Living Room, Artwork, Any & All Mounted Furniture.
Offered at:	<b>\$1,520,000</b>



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



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