Broker SAM CHAIM YOUR POINT MAN IN REAL ESTATE | RE/MAX LIFETIME ACHIEVEMENT | RE/MAX Hall of Fame | PLATINUM Top 2% in North America 2025 | RE/MAX 100% Club Award 2007-2025 | SRES Boomer to Senior Specialist

35 Sir Galahad Place

The perfect home for your family in Markham

Lot Size 60' x 110'

Resale Home Warranty included

120 Day (4 month) policy (from Inspection date)

Carson Dunlop comprehensive **Resale Home Warranty** is included and is accompanied by the **Carson Dunlop** Home Inspection performed on January 22, 2026
Contact Carson Dunlop for coverage details.

Main Floor

Foyer & Hallway

- Spacious foyer
- Beautiful hardwood, extending through hallways and kitchen
- Solid Oak Railing and Pickets on stairway to 2nd floor

Living Room

- Generous dimensions with room for a crowd
- Open to dining room for easy entertaining
- Huge south-facing picture window
- Broadloom extending through dining room

Dining Room

- Open to living room for great entertaining
- Large east-facing picture window
- Easily accommodates your dining room suite
- Broadloom extending through living room

Family Size Kitchen

- Large windows overlook the back yard and deck
- Eat-in breakfast area
- Stainless steel French Door Fridge , built-in dishwasher, Ceramic top range, built-in microwave/stove hood/fan
- Abundant solid wood cabinetry with glass front accent corner cupboards. Fuss free modern profile doors.
- Hardwood flooring
- Custom backsplash

Family Room

- Patio door to spacious private deck and rear yard
- Wood burning fireplace with brick surround
- Neutral broadloom
- Large window

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Laundry Room

- Convenient main-floor location accessed through etched glass-panelled door
- Side door to yard, with abundant space for all your family paraphernalia
- Large Laundry tub and cabinet
- High capacity Washer and Dryer
- Upper cabinetry
- Separate Broom Closet
- Easy care flooring

A two-piece powder room completes the main level

Second Floor

A thoughtful layout with 4 generous bedrooms, all with large windows and extra-wide/double closets. Big family? These rooms are meant for sharing! Large linen closet on the landing.

Primary Bedroom With 4 Pc Ensuite

- Double door entry
- Huge room for your king-size bed and dressers and space left over for a sitting area
- Hardwood floor
- Walk-through closet PLUS additional double closet
- Ceiling Fan
- Spacious 4pc. en-suite bath

Bedroom 2

- Hardwood
- Double Closet
- Large window

Bedroom 3

- Hardwood
- Double Closet
- Large window

Bedroom 4

- Hardwood
- Double Closet
- Large window

Main Bath

- A Family Bathroom with sink and Shower/Tub combination. Room to add a 2nd sink and cabinetry.

A Double Linen Closet completes this level.

Lower Level

Retrofit status of basement not warranted. Buyers to satisfy themselves.

- Flexible space for your needs…office, guest room, playroom?
- Family/rec room with neutral broadloom, above grade windows and built-in shelving
- Working from home? This office/flex space with above grade windows offers room for multiple work stations and plenty of storage. Easy care laminate flooring
- Workshop: has this been your dream? Workbench, plenty of open and closed storage and space for everyone's hobbies
- Separate clean storage room with shelving,
- Understair storage
- Additional pantry storage area; roughed-in plumbing, should you choose to add a washroom.

Exterior Features

- Lot Size approximately 60 x 110 ft.
- Maintenance-free brick and siding exterior in keeping with other neighbourhood homes
- Double garage
- Driveway with 2-car parking
- Electric Garage Door Opener
- Sheltered porch

Back Yard:

- Private, fully fenced with both morning and afternoon sun
- Large private deck, accessed from family room,
- Lovingly cared for by avid gardeners

Inclusions

- Kitchen: Stainless steel French Door fridge, dishwasher, ceramic-top range, built-in microwave/stove hood/fan
- Large capacity Washer & Dryer in laundry room
- Central vacuum system, excellent working condition, as is
- All window coverings
- All lighting fixtures
- Programmable Electric Garage Door Opener & Remotes
- Hot Water Tank (Rental)
- New furnace and air conditioner installed 2018, still under warranty
- Alarm system, currently not in use

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The Neighbourhood

Enjoy the warm, family-centric ambience of this home in the high demand neighbourhood of Markham Village, appreciated for its great location, easy accessibility from Hwys.7, 407, and major arteries, but tucked away in a quiet enclave with local traffic only on child-safe streets. Markham Village is one of the safest, middle-to-upper class neighbourhoods in the GTA. Walk to parks and playgrounds…or even to the Main Street of old Markham. The area offers a selection of wonderful schools, in both the Public and Separate systems. Houses of worship are nearby. Take a short drive to Markville Mall, and picturesque Unionville. Enjoy the convenience of shops, restaurants and medical providers on nearby Hwy. 7. Markham Stouffville hospital is a 4-minute drive away, Markham Library just 6 minutes. Multiple arenas and community centres offer options for family sports and wellness.

Schools serving 35 Sir Galahad Place

York Region District School Board

Elementary:	Reesor Park Public School, 69 Wooten Way , JK-8
French Immersion:	Reesor Park Public School 69 Wooten Way , Grades 1-3
	Franklin Street Public School, 21 Franklin St.. Grades 4-8
High School:	Markham District High School, 89 Church St., Grades 9-12
French Immersion:	Bill Hogarth Secondary School, 100 Donald Sim Ave. Grades 9-12
Arts Program:	Unionville High School, (9-12) 201, Town Centre Blvd. Grades 9-12
	(Arts Program available through application process)
IB Program:	Milliken Mills High School, 7522 Kennedy Rd. Grades 9-12
	(IB Program available through application process)

For all programs and most current information,
contact the YRDSB at 905-727-3141 0r visit https://www.yrdsb.ca

York Region Catholic School Board

Elementary:	St. Kateri Tekakwitha CES, 230 Fincham Ave. Grades JK-8
French Immersion:	St. Edward CES, 33 Cairns Dr. Grades JK-8
PACE (Arts Progrm)	St. Julie Billiart CES, 2070 BurOak Ave. Grades JK-8
High School (Co-ed)	St. Brother André CHS, 6160 16Th Ave. Grades 9-12
PACE (Arts Progrm)	St. Brother André CHS, 6160 16Th Ave. Grades 9-12

For all programs and most current information,
contact the YCDSB at 905-713-1211 or 416-221-5051 Or visit www.YCDSB.ca

Important Note Regarding Schools

All school information presented herewith is provided ***as a courtesy only***, based on currently available website information and other sources deemed reliable. Buyers should not rely upon the information without verification from the school boards referenced. Information about alternative programs is not complete. Some programs are by application.
Buyers should satisfy themselves as to the accuracy and applicability for their own purposes of all the information provided herein. E.&OE.