

**Property Features of
37 Grayview Dr, Markdale**

Exterior

- Built 2017
- Backs onto the 1st tee at Markdale golf and country club
- 2 car garage
- Water and sewage source - Municipal
- 16x32 Fox Salt Water pool. Installed 2017 with heater
- Patio
- Beachcomber hybrid hot tub
- 12' x 12' pergola with plantation shades
- Napoleon gas barbecue (2009)
- Pool house
- Stamped concrete patio
- Landscaped with low maintenance perennials, trees and shrubs
- Wrought iron fencing

Interior

- 3 bedrooms
- 2.5 bathrooms
- Total sqft finished: 2904sqft
- Living room
- Dining room
- Kitchen
- Laundry room
- Mudroom
- Finished lower level
- Wood floors - Maple and Hickory
- Heating: Forced air gas
- Central air

Kitchen

- Open plan
- Custom cabinetry
- Cambria quartz countertops
- Large island with breakfast bar
- Premium stainless steel appliances

Living room

- View of the pool and golf course
- Double sided fireplace
- Double doors leading out the pool and patio

Primary bedroom

- Double-sided fireplace
- Walk in closet with access to the laundry room
- Spa-like 5pc ensuite with views of the golf course
 - Heated floors
 - Soaker tub
 - Walk-in shower
 - Heated towel racks

Lower level

- Hickory flooring
- Radiant in-floor heating
- Tray ceiling
- Napoleon fireplace



** The information provided on this Features List is provided by the owner and is believed to be accurate and reliable. The Lifestyles North Team and Royal LePage Locations North assumes no responsibility for any errors or inaccuracies.

- Two additional bedrooms
- 4pc bathroom with air tub
- Ample storage including a mechanical room and cold room

Area

- 15 minutes to Beaver Valley Ski Club
- Markdale amenities include a new hospital, school, Golf course, shopping and dining.
- Close to Eugenia Falls and other hiking trails
- Services: Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Street Lights, Telephone
- Area Influences: Beach, Downtown, Golf, Highway Access, Landscaped, Park, Public Parking, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails

Inclusions

- All appliances. Kitchen Aid fridge, gas stove, wall oven, quick oven, dishwasher
- Whirlpool washer, gas dryer, gas BBQ and hot tub
- Please note there is an extended warranty until on Dishwasher, Refrigerator, washing machine and dryer until Jan 2027 that is transferrable

Exclusions

- Furniture but will negotiate outdoor furniture

Updates

- Beachcomber hybrid hot tub 2017
- Purgola 2015
- Radiant heated floors 2017
- Heated main Bathroom floors 2017
- Wireless surround sound throughout the house
- Hot water on demand 2017
- Water softener 2017
- Double sided napoleon fire place 2017
- Single Napoleon Fireplace
- Maxx air bathtub
- Hide a hose central vacuum

Utilities and costs (APPROX per year)

- Property taxes per year \$4386
- Hydro fees \$2250.
- Gas/oil fees \$1921.57
- Water/sewage fees \$1800.



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