



# 19 Albert Street

## Historic Markham



**SPECTACULAR 3/4 ACRE RAVINE LOT 92 X 352 FT BACKING TO A RIVER!  
CUSTOM BUILT EXECUTIVE HOME IN THE HEART OF OLDE MARKHAM**

Located in Markham's Heritage District just steps to Main Street shops, restaurants, cafes, pubs, library and Community Centre. This is truly a one-of-a-kind property with mature trees including Black Walnut, Honey Locust, Ash and Maple. This ¾ acre property is like living in the country with all the benefits of the city. Conveniently located close to schools, parks, Markham's Go Train Station, Markham Stouffville Hospital and Hwy 407/404.

**Presented By:** Roger Kortschot Sales Representative

**YOUR Community**  
REALTY

Royal LePage Your Community Realty does not warrant or guarantee the information in this feature sheet.

**ROYAL LEPAGE**  
BROKERAGE INDEPENDENTLY OWNED & OPERATED



## *Main Floor*

### *Foyer*

The impressive double door entry leads to an inviting space as you enter this beautiful home. The foyer features ceramic and hardwood floors, cathedral ceiling with skylight (2008), stain glass window, double door closet and circular oak staircases leading to the upper level and downstairs to the walkout basement.

### *The Living Room* *5.70 x 4.35 m*

The sunken living room has hardwood flooring, a bright front bay window facing west and cornice molding.



### *The Dining Room* *4.45 x 3.60 m*

The formal dining room is located adjacent to the living room and is divided with pocket french doors. The room features a bay window, hardwood floors and cornice molding.

## *Kitchen 5.65 x 4.00 m*

This custom gourmet kitchen has ceramic tile countertops, walnut stained oak cabinets with built-ins, ceramic tile backsplash, centre island with B/I cooktop and custom rangehood, B/I wall oven, B/I microwave, B/I dishwasher and side-by-side fridge. The kitchen also has hardwood flooring, potlights, computer desk, pantry, breakfast area with walkout to deck and views of the ravine.



## *Family Room 5.35 x 4.60 m*

The open concept family room has hardwood flooring, pot lighting and walkout to deck overlooking ravine. The room also features a woodburning fireplace with floor to ceiling "John Price" brick.

## *Office/Den 3.85 x 3.75 m*

The office/den has hardwood flooring, pot lighting, large south facing picture window and built-in oak wetbar.

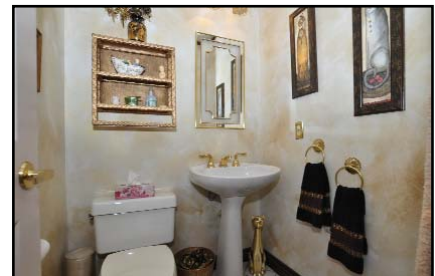


## *Laundry Room*

The laundry room has built-in cabinets, a built-in laundry sink and includes a washer and dryer. The room also functions as a mud room with large closet and entry from the garage as well as an exterior door.

## *Powder Room*

The elegant 2pc powder room features a pedestal sink and decorative mirror.



# Second Floor



## Master Bedroom 6.00 x 4.25 m

The Master bedroom features double door entrance, broadloom, his/hers walk-in closets, a spacious main room with large windows overlooking the ravine and a rough-in chimney for a fireplace

## Ensuite 5 Piece Bathroom 4.25 x 3.30 m

The ensuite has a pocket door entry, ceramic floor, whirlpool soaker tub, separate glass enclosed shower, bidet and skylight



## 2nd Bedroom 4.45 x 4.00 m

The 2nd bedroom has broadloom, double closet, large bright front window facing west.



## 3rd Bedroom 4.45 x 3.35 m

The 3rd bedroom has broadloom, double closet, large bright window overlooking ravine.



## 4th Bedroom 3.45 x 3.35 m

The 4th bedroom has broadloom, double closet, large bright window overlooking ravine..

## *Lower Level*



*Recreation Room*  
*11.00 x 4.80 m*

The recreation room is a very spacious room with four picture windows overlooking the ravine and double French door walkout to deck. It has a wet bar, berber broadloom, pot lighting, intercom, and a wall to wall open brick fireplace.

*5th Bedroom*  
*3.80 x 3.70 m*

Laminate flooring, wall to wall storage closet, cedar lined closet and above ground window.



*3 Piece Bath and Sauna*

Ceramic flooring, separate shower with built-in seat, separate sink and toilet area. Cedar sauna.

*Workshop Area 3.90 x 3.90 m*

Walls are finished with drywall while floor and ceiling are unfinished.

*Cold Storage Room*

Antique arch door from original bungalow.



# *Extras and Upgrades*

- Double door entry
- Hardwood flooring throughout main level (2006)
- Custom oak kitchen cabinets with built-ins and center island
- Appliances including a side by side Fridge, built-in wall oven, built-in cooktop, built-in dishwasher, built-in microwave, washer and dryer
- Forced air gas furnace (2007), central air conditioning unit
- Pot lights throughout, electric light fixtures (exclude kitchen & dining rm)
- Two wood burning fireplaces with floor to ceiling "John Price" brick
- Window coverings included, broadloom where laid
- Large ensuite bathroom with whirlpool soaker tub and separate glass shower
- Circular staircases to second floor and basement with oak railings
- Triple car garage with garage door openers and remotes, entry to the house
- Roof resingled (2001), skylights (2008)
- Two bay windows (2010), Stain glass window
- Water softener, humidifier, gas hot water tank (rental)
- Sauna, intercom, cornice moldings
- Pocket French doors
- Quality workmanship and materials including plywood subfloors and 5/8 inch drywall on upper level ceiling (better insulation)
- 200 amp electrical with circuit breakers, underground supply
- Huge wrap around deck off main floor, large lower level deck from walkout basement
- Beautiful  $\frac{3}{4}$  acre property includes ravine and river



# Survey

**BUILDING LOCATION SURVEY**  
**ALL OF LOT 6 IN BLOCK T**  
**PART OF LOT 7 IN BLOCK T**  
**PART OF PARK LOT 11 IN BLOCK T**  
**REGISTERED PLAN N<sup>o</sup> 157**  
**TOWN OF MARKHAM**  
**REGIONAL MUNICIPALITY OF YORK**  
**SCALE 1 : 400**



**EDWARD STREET**  
 (Formerly JOSEPH STREET by Registered Plan N<sup>o</sup> 157)

**NOTES**

Bearings shown between the astronomic and magnetic meridian are referred to the bearing N 92° 50' 00" W of the east limit of Albert Street in accordance with deposited highway plan 66R-6057 file number P-1658-257.

Survey Monuments Found shown thus 1985  
 Iron Bar shown thus 1985  
 Iron Pipe shown thus 1985  
 DU denotes Origin Unknown 1985. 1985 denotes registered 1985.

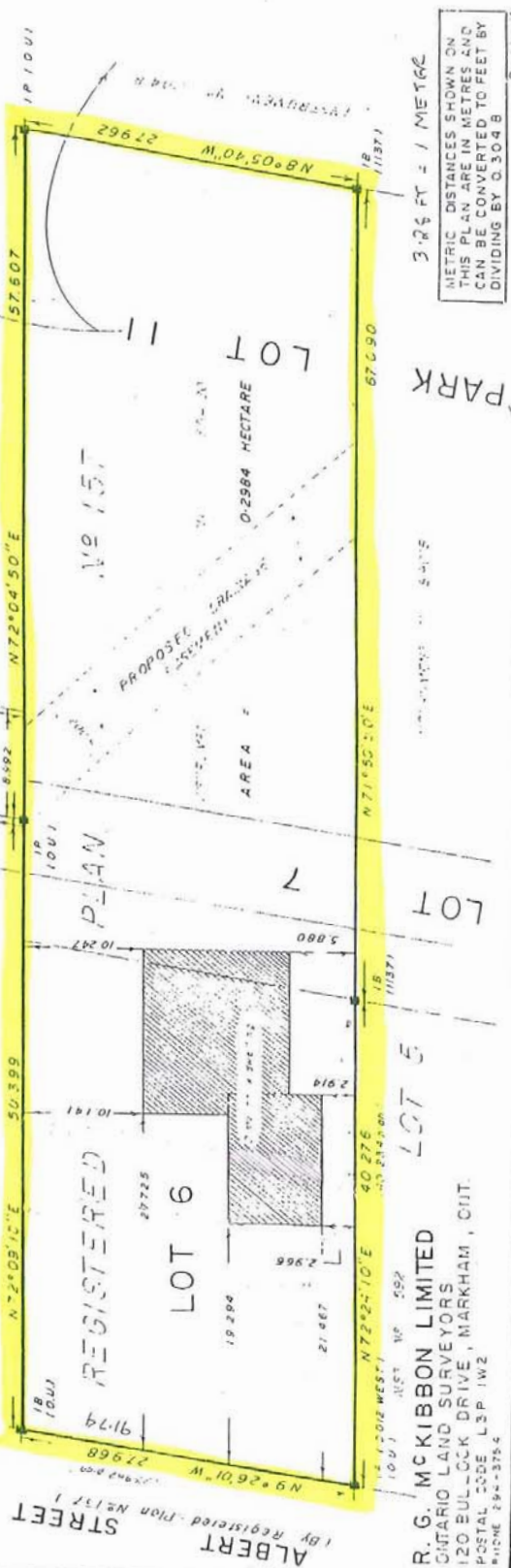
SUBJECT TO RIGHT-OF-WAY  
 AS DESCRIBED IN INSTRUMENT  
 N<sup>o</sup> 157

PART 3, PLAN 65R-4463

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT  
 The field survey represented on this plan was  
 completed on the 10th day of July, 1985.

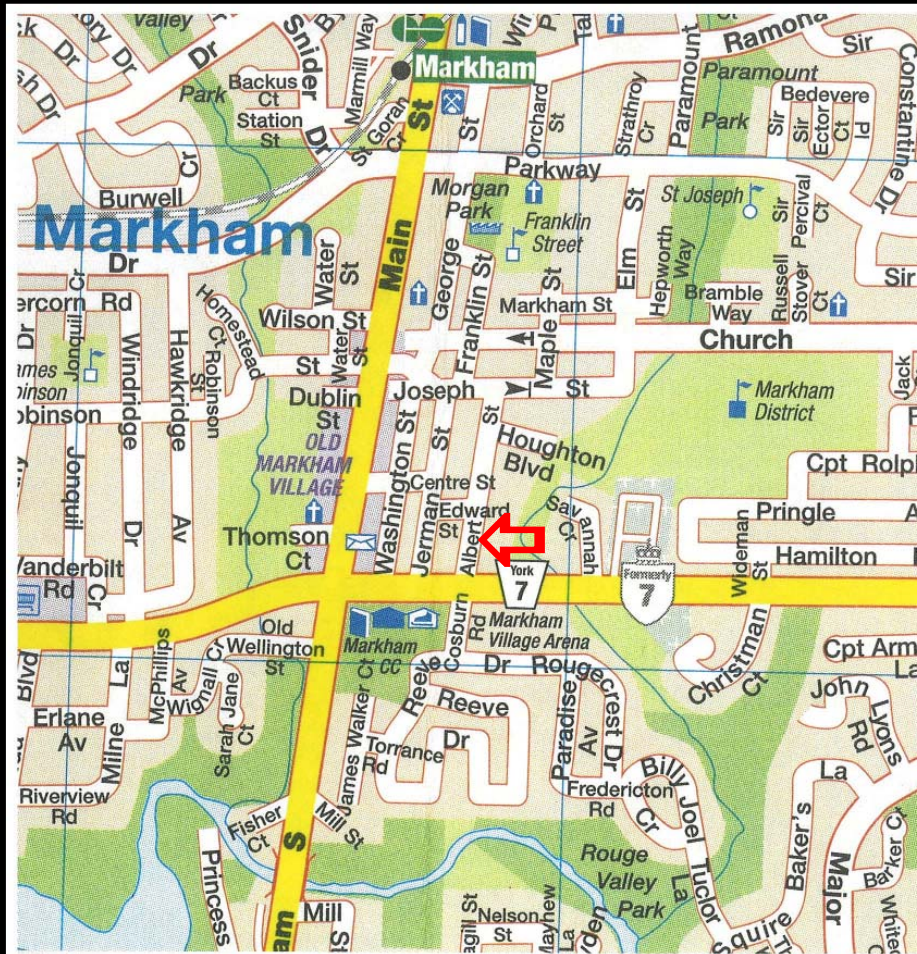
R.G. McKibbin  
 Ontario Land Surveyor



3.28 FT = 1 METRE  
 METRIC DISTANCES SHOWN ON  
 THIS PLAN ARE IN METRES AND  
 CAN BE CONVERTED TO FEET BY  
 DIVIDING BY 0.3048

**R. G. MCKIBBIN LIMITED**  
 ONTARIO LAND SURVEYORS  
 120 BULLOCK DRIVE, MARKHAM, ONT.  
 POSTAL CODE L3P 1W2  
 PHONE 294-3754

# 19 Albert Street, Markham



Lot Size: 92 x 352 Feet  
Taxes: \$7,807.82 (2010)

YOUR  
**Community**  
REALTY™

**ROYAL LEPAGE**

BROKERAGE INDEPENDENTLY OWNED & OPERATED

For more information, please Contact

**Roger Kortschot**

Sales Representative

B. 905-940-4180 C. 416-729-7074

Email: [Roger@RoyalLePage.ca](mailto:Roger@RoyalLePage.ca)

[www.19Albert.com](http://www.19Albert.com)