



225 LLOYD AVE

Charming and bright detached home in Central Newmarket with many upgrades.

Hardwood flooring and modern light fixtures throughout the main and upper levels. Bright living and dining room with walk-out to large wrap around deck featuring pergola and swing for entertaining. Upper level features 3 bedrooms with hardwood flooring, large windows, and built-in closet organizers. Side entrance from deck to main level. Only 4km to Highway 404 and 2km to Historic Downtown Main Street. Just steps to excellent schools, parks, Nokkidaa Trail system, shops, and plenty of restaurants!



PROUDLY PRESENTED BY:

Oulahen TEAM

📞 416. 222. 1212 🌐 oulahen.com



BEDROOMS 3
WASHROOMS 3 (1x5 piece, 2x2 piece)
LOT SIZE 40.03 ft x 112.76 ft
INCLUSIONS Stove, Fridge, Dishwasher. Washer and Dryer. Nest Thermostat. All Electric Light Fixtures. All Window Coverings. All Broadloom Where Laid.
POSSESSION 90 Days
TAXES (2016) \$3,443.74
PRICE \$675,000



PROPERTY UPGRADES AND UPDATES

- › Roof (2017)
- › Main level hardwood flooring (2017)
- › Main level 2 piece (2017)
- › Master 2 piece ensuite (2016)
- › Upper level hardwood flooring (2016)
- › Hardwood staircase (2013)
- › Air conditioning (2013)
- › Upper level 5 piece bathroom (2013)
- › Front door with decorative glass insert
- › Modern light fixtures in foyer, dining room, and master bedroom
- › Kitchen cabinets
- › Freshly painted



PUBLIC SCHOOLS

- › Rogers PS
JK-08
- › Sir William Mulock SS
09-12

CATHOLIC SCHOOLS

- › St. Paul CS
JK-08
- › Sacred Heart CHS
09-12

FOR MORE INFORMATION PLEASE **CONTACT THE OULAHEN TEAM TODAY!**



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