

**Property Features of
472 Dorchester Court, Newmarket**

Exterior

- Located on a quiet street in the Yonge/Bristol corridor in Newmarket
- Interlocking driveway (only one on the court)
- 2 car garage (attached)
- Backs onto greenbelt/conservation area
- Expansive composite back deck with glass railing
- Stone patio
- Mature trees surrounding the property
- Fully fenced
- NEW roof (2020)
- 15 new window panes (2020)
- Extensive brick updates (2020)

Interior

- 4103sqft
- 4 bedrooms
- 3.5 bathrooms
- Large entry
- Laundry/mudroom with access to the garage
- Living space
- Dining room
- Family room with wood burning fireplace
- Fully finished lower level
- Plenty of storage
- Numerous updates throughout

Kitchen/dining

- Eat in kitchen
- Solid wood cabinets
- Breakfast bar
- Good size pantry
- Walk out to deck
- Dining space

Master suite

- Spacious master suite
- Walk in closet
- 5pc ensuite bath with soaker tub, quartz counters and body spray glass shower.

Lower level

- Ample space to entertain
- Huge rec room
- 3pc Bathroom
- Workshop
- Bar with sink and bar fridge
- Exercise area with mirrors
- Walk out to patio
- Storage
- Electric fireplace



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Area

- A short drive from shopping and dining in the area, the Upper Canada Mall, movie theatre, GOtrain.
- Easy access to the 404 and the 400.
- Located next to the wooded trails at Denne Bush Park and Marilyn Powell Park.

Other property information

- Taxes: \$6300
- Interior Features: Bar Fridge, Central Vacuum, Main Floor Laundry, Smoke Detector, Sump Pump, Upgraded Insulation, Wet Bar, Work Bench, Other
- Basement: Full/ Fully Finished/ Walk-Out
- Heat Primary/Sec: Forced Air-Gas/ Fireplace-Gas, Fireplace-Wood
- HVAC: Central Air
- Foundation: Poured Concrete
- Accessibility: Accessible Public Transit Nearby
- Exterior Finish: Brick
- Services: Cable, Cell Service, Electricity, Fibre Optics, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Public Transit, Recycling Pickup, School Bus Route, Street Lights, Telephone, Underground Wiring
- Topography: Dry, Flat, Sloping, Wooded/Treed
- Roofing: Asphalt
- Water/Supply Type: Municipal
- Sewage: Municipal Sewers
- Exterior Features: Backs on Greenbelt, Deck(s), Fenced Full, Patio(s), Year-Round Living
- Other Structures: Shed
- Site Influences: Backs onto Greenspace, Cul de Sac/Dead End, Greenbelt/Conservation, Landscaped, Library, Major Highway, Place of Worship, Playground Nearby, Public Transit, Rec./Community Centre, River/Stream, Schools, Shopping Nearby, Trails

Inclusions

- Dishwasher, Dryer, Refrigerator, Stove, Washer, Central Vac, Garage Door Opener, Window Coverings, Other All light fixtures (excluding dining room chandelier), Garden Shed, Raised Garden, Custom Built-in office Furniture, Mini-bar Fridge in Basement Bar.

Exclusions

- Pool Table and Accessories, Pin-Ball Machine, Chest Freezer, Tool Chest and Tools, Dining Room Chandelier, 2 Office Filing Cabinets, Model Rail-Road (Negotiable)



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UPGRADES TO (approximately \$200,000)

	Year	Notes
Court location		
Green belt/ conservation area behind house		
Denny woods with trails around us		
Interlocking Stone Drive		Only house on court
Garage Door with windows	2020	
Garage Floor replaced	2017	
Large Deck	2011	Re-stained 2020
Patio & Hot Tub Pad	2011	Re-finished 2020
Garden Shed	2018	
Raised Garden	2018	
Roof	2020	
Attic Insulation	2018	
Furnace – Trane XV80	Nov 2005	
Recreation Room: Tiled 3-piece bathroom Granit Bar Bar Fridge Workshop Exercise Area with Mirrors Storage		Below Ground
Master Bathroom Ensuite: 4-piece tiled Body spray glass shower	2019	2 nd Floor
Master Bedroom laminate floor	2019	2nd
Bathroom, Tiled, Glass Shower	2019	2nd
Carpet new	2020	2nd
Family Room laminate floor	2020	1st
Home Office: Custom desk Library shelves		1st
2-piece powder room		1st
Laundry Room		1st
Central Vacuum		
Fresh Paint most rooms		



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