

472 DORCHESTER Court, Newmarket, Ontario L3Y 7Z7

Client Full
Active / Residential

[472 DORCHESTER Ct Newmarket](#)

MLS® #: 276901
Price: \$1,175,000



York/Newmarket/Newmarket 2 Storey/House

	Beds	Baths	Kitch
Lower		1	
Main		1	1
Second	4	2	

Beds: 4 (4 + 0)
Baths: 4 (3 + 1)
SF Total: 4,103/Plans
SF Range: 4001 to 5000
Abv Grade Fin SF: 2,734.00
Blw Grade SF: 1,369.00
Common Interest: Freehold/None
Tax Amt/Yr: \$6,255/2020

Remarks/Directions

Public Rmks: Beautiful, updated 4100sqft, 4 bed home located on a desirable street in the Yonge/Bristol corridor in Newmarket, minutes from the GOtrain, dining, shopping and the area's parks and trails. The main floor has a large entry w/ double french doors leading to a living/dining space, open plan eat in kitchen w/walkout to back deck, family room w/wood fp, office, laundry/mudroom w/access to the 2 car garage & 2pc bath. The kitchen boasts wood cabinets, bfast bar & pantry. Upstairs you'll find a spacious master, 3 guest beds & a shared updated 3pc bath. The master features a large WIC & updated bath w/soaker tub, quartz counters & body spray glass shower. The walkout lower level has a rec room, bar, gas fp, walkout to stone patio, exercise area, 3pc bath & workshop. The exterior offers a brand new roof (2020), 15 new window panes, extensive brick updates and private fully fenced backyard backing onto a green belt/conservation area with a raised garden and shed. The composite upper deck has modern glass railings and is ideal for entertaining with views of giant, mature trees surrounding the property. The interlocking stone drive is the only one on the court and compliments the attractive exterior of the home. A short drive from shopping and dining in the area, the Upper Canada Mall, movie theatre, GOtrain and easy access to the 404 and the 400. Also located on a quiet street, next to the wooded trails at Denne Bush Park and Marilyn Powell Park.

Directions: Yonge Street to Bristol to Dorchester or Main Street North to Bristol to Dorchester
Common Elements

Exterior

Exterior Feat: **Backs on Greenbelt, Deck(s), Patio(s), Year Round Living**
Construct. Material: **Brick**
Shingles Replaced: **2020** Foundation: **Poured Concrete** Roof: **Asphalt Shingle**
Year/Desc/Source: **1987/Completed / New/** Prop Attached: **Detached**
Property Access: **Paved Road, Public Road, Year Round Road** Apx Age:
Other Structures: **Fence - Full, Shed** Rd Acc Fee:
Pool Features: **None**
Parking Features: **Attached Garage, Private Double Driveway, Interlock**
Parking Spaces: Driveway Spaces: **4** Carport Sp:
Garage Sp/Desc: **2 Spaces** Sewer: **Sewer (Municipal)**
Services: **Cable, Cell Service, Electricity, Fibre Optics, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Street Lights, Telephone, Underground Wiring**
Water Source: **Municipal** Water Tmnt:
Lot Size: Acres Range: **< 0.5** Acres Rent:
Lot Front: **31.69** Lot Depth: **160.65** Location:
Lot Irregularities: **113.05ft x 135.70ft x 160.65ft x 31.69ft** Lot Shape: **Irregular** Land Lse Fee:
Area Influences: **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**
Topography: **Dry, Flat, Sloping, Wooded/Treed** Fronting On: **North**

Interior

Interior Feat: **Bar Fridge, Central Vacuum, Main Floor Laundry, Sump Pump, Upgraded Insulation, Wet Bar, Work Bench, Other**
Security Feat: **Smoke Detector(s)**
Access Feat: **Accessible Public Transit Nearby**
Basement: **Full Basement, Fully Finished, Walk-Out**
Cooling: **Central Air**
Heating: **Forced Air, Gas**
Under Contract: **None** Contract Cost/Mo:
Inclusions: **Central Vac, Dishwasher, Dryer, Garage Door Opener, Refrigerator, Stove, Washer, Window Coverings, Other All light fixtures (excluding dining room chandelier), Garden Shed, Raised Garden, Custom Built-in office**

Add Inclusions: **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)**

Property Information

Legal Desc: **PCL 98-1 SEC 65M2482; LT 98 PL 65M2482 ; S/T LT389612 NEWMARKET**
 Zoning: **R1** Survey: /
 Assess Val/Year: **\$798,000/2020** Hold Over Days:
 PIN: **035550239** Occupant Type: **Owner**
 ROLL: **194804016274770**

Brokerage Information

List Date: **07/28/2020**
 List Brokerage: **Royal LePage Locations North (Thornbury), Brokerag**
 Source Board: **Southern Georgian Bay**

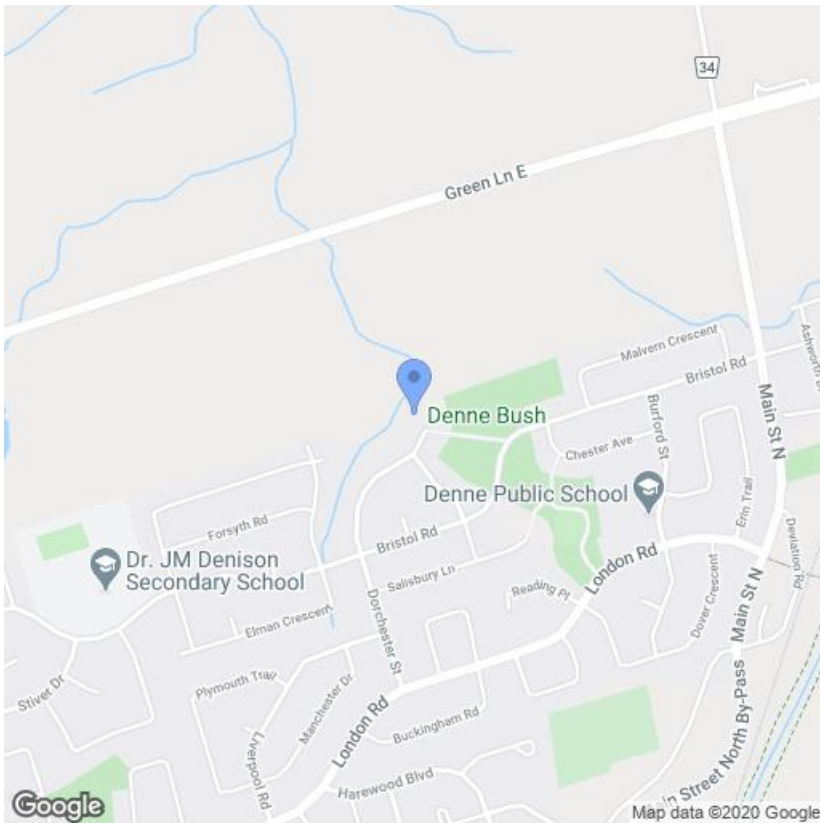
Prepared By: Todd Vanzuilekom, Salesperson

Date Prepared: 11/06/2020

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***Information deemed reliable but not guaranteed.* CoreLogic Matrix**

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Convert)</u>	<u>Room Features</u>
Bathroom	Main			2-Piece
Dining Room	Main	10.1 x 14.01	3.05 m x 4.27 m	
Family Room	Main	10.1 x 16.1	3.05 m x 4.88 m	
Kitchen	Main	11.01 x 12.05	3.35 m x 3.66 m	
Living Room	Main	10.1 x 17	3.05 m x 5.18 m	
Office	Main	10 x 11	3.05 m x 3.35 m	
Bathroom	Second			3-Piece
Bathroom	Second			5+ Piece, Ensuite
Bedroom	Second	9.11 x 13	2.74 m x 3.96 m	
Bedroom	Second	11 x 12.07	3.35 m x 3.66 m	
Bedroom	Second	11 x 12.08	3.35 m x 3.66 m	
Master Bedroom	Second	20 x 15.11	6.10 m x 4.57 m	
Bathroom	Lower			3-Piece
Recreation Room	Lower	29.05 x 29.08	8.84 m x 8.84 m	
Workshop	Lower	8.02 x 13.09	2.44 m x 3.96 m	

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Green Energy Efficient:
Green Energy Generation:
Green Indoor Air Quality:
Green Sustainability:
Green Water Conservation:
Energy Certification:
Information Statement:

Date:

Level:

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Click the LifeStyle Match button to prioritize which property features matter most to you.