

\$2,499,990 - 3 Marilyn Avenue, Whitchurch-Stouffville

MLS® #N12264302

\$2,499,990

5 Bedroom, 5.00 Bathroom,
Single Family on 0.00 Acres

Rural Whitchurch-Stouffville,
Whitchurch-Stouffville, Ontario

A Rare & Versatile Opportunity on an over 1-Acre Corner Lot in Rural Stouffville. Welcome to a truly unique offering - a stunning ranch bungalow featuring 2 completely separate living spaces, perfectly designed for multigenerational living or rental potential. Situated on a beautifully landscaped lot with mature trees, armour stone & lush gardens. This home has over 6000 sqft of finished living space spread over 2 levels with 2 separate large driveways, their own front entrances & own garage spaces. The main level spans over 3,400 sqft & offers 4 spacious bedrooms, 3 bathrooms & an airy layout filled with natural light. The open-concept great room features a wood-burning fireplace & custom built-ins, seamlessly flowing into the kitchen with a central island, coffee station, walk-in pantry & two walkouts to the backyard. The large home office boasts wall-to-wall diamond-pattern windows, rich wainscoting & custom built-ins. The primary suite is a private retreat with a 5-piece ensuite, walk-in closet & walkout to the deck. Additional highlights on this level include a large mudroom/laundry room with garage & backyard access, a 3-car garage & parking for 10+ vehicles. Step outside to an entertainers dream: an outdoor kitchen, covered dining area, hot tub under the gazebo, and a greenhouse - all with complete privacy, huge mature trees & fully fenced in. The lower level is more than just a walkout basement suite, it really is its very own home. With approximately



2000 sqft of finished living space with its own front entry. This space includes a full kitchen, large family room, home office, gym, bedroom with 5-piece ensuite, den, laundry & plenty of storage. Behind the scenes this home has 2 furnaces, 2 A/C units, and 400amp service. Plus the bonus in-ground irrigation system adding ease to property maintenance. Ideally located minutes from Hwy 404 & Aurora Rd. Neighbourhood trails connecting to Vandorf Park with baseball diamonds, tennis & pickle ball courts & more. (id:6289)

Essential Information

Listing #	N12264302
Price	\$2,499,990
Bedrooms	5
Bathrooms	5.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3 Marilyn Avenue
Subdivision	Rural Whitchurch-Stouffville
City	Whitchurch-Stouffville
Province	Ontario
Postal Code	L4A2C8

Amenities

Amenities	Park, Separate Electricity Meters, Separate Heating Controls
Utilities	Cable, Electricity
Features	Carpet Free, Gazebo, In-Law Suite
Parking Spaces	18
Parking	Attached Garage, Garage, RV
# of Garages	2

Interior

Appliances	Hot Tub, Water softener, Intercom, Central Vacuum, Water Heater, Alarm System, Dishwasher, Dryer, Garage door opener, Microwave, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Apartment in basement, Walk out

Exterior

Exterior	Brick
Exterior Features	Landscaped
Lot Description	211.4 x 220 FT 1/2 - 1.99 acres
Foundation	Concrete

Listing Details

Listing Office RE/MAX ALL-STARs REALTY INC.



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