



249
Beaverbrae Dr.
Markham



Contents

Introduction	3
Property Images	4
Property Details	8
Floor Plans	13
Community Map	15

WELCOME TO
249
Beaverbrae Dr.
Markham

ECO-CHIC. BOLDLY BUILT. UNDENIABLY YOU.

A modern sanctuary built for a greener future. With premium upgrades that reduce environmental impact while maximizing comfort and efficiency, this residence stands at the forefront of sustainable living. Located in the vibrant Springwater community, this 4-bedroom detached home showcases elegant design and advanced energy performance, powered by a Geothermal Home Energy System.

Step inside and discover bright, open interiors with 9' smooth ceilings on both floors, and Vintage white oak engineered hardwood flooring. The designer kitchen impresses with ceiling-height cabinetry, granite countertops, and added storage on the island's backside. The sun-filled great room features a cozy gas fireplace and stunning triple-glazed Low-E windows for comfort and insulation.

Modern. Efficient. Future-ready. Welcome to [249 Beaverbrae.com](https://249Beaverbrae.com) to watch videos and take a virtual tour.









PARTICULARS of this property

Possession Date | Immediate / TBA

Taxes | \$6,900 (2024)

LOT | 90.30 ft x 30.04 ft

Sq. Footage | 2,170 sq ft (Builder)
+ 1,024 Basement

Year Built | 2022

Bedrooms | 4

Washrooms | 3

Garage | 1 Car - 233 sq ft

Driveway | 2 Cars - Private

Mechanics | Forced Air

Heat Source | Geothermal Energy System

Extras:

Refrigerator

Stove & Oven

Range Hood

Dishwasher

All-in-one Washer & Dryer

All Light Fixtures

Hot Water Heater

Geothermal Energy System

Elementary Schools:

Nokiidaa Public School

Sir Wilfrid Laurier (French)

St. Monica Catholic School

Secondary Schools:

Richmond Green Secondary

Pierre Elliott Trudeau (French)

Alexander Mackenzie (Art)

Bayview Secondary (IB)

St. Augustine Catholic School

Private Schools:

Holy Trinity School (JK-12 Coed)

Richmond Hill Montessori (PS-8 Coed)



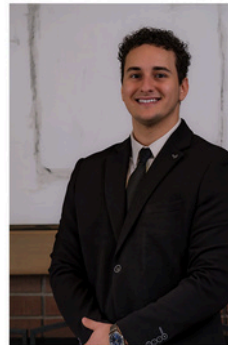
SOPHIA
SONG

416.356.9215



NICK
XU

647.502.9215



DIMITRI
KARAGIANNIS

289.500.1109



Scan QR code to
see video home
tour and more!

Exterior

Clay Brick, Veneer Stone & Vinyl Siding /
Self-sealing shingles with 30 year warranty /
Steel clad insulated exterior door /
Triple Pane Windows with Low E and Argon Gas /

Interior

Vintage White Oak Engineered Hardwood Flooring /
9' Smooth Ceilings on ground and 2nd floor /
Upgraded 96" Doors /
Washable low VOC latex paint /
Chamfered 3-1/2" casing on all swing doors /
Chamfered 7-1/4" baseboard throughout /
Oak stairs and railings /
Satin Nickel finish lever handles and hinges /
Gas Fireplace with electronic ignition /
Upgraded Linen Station with cabinets /
Custom 'Serena' window shades by Lutron /
Motorized shades in West-facing rooms /

Kitchen

Cabinetry with taller upper to ceiling /
Granite kitchen countertop /
Stainless Steel Appliances /
Added Cabinets on backside of island /

Bathrooms

Frameless glass shower in primary ensuite /
Brushed Nickel fixtures /
Ceramic floor tiles /

Electrical & HVAC-P

Ground Source Heat Pumps /
Geothermal Energy /
EnergyStar Tankless water heater /
Energy Recovery Ventilation /
Smart Home Package with Ecobee Thermostat /
200 AMP Electrical panel /
EV Charging Rough-in to Garage /



HALLMARK® YORK GROUP REALTY LTD.
Brokerage, Independently Owned and Operated | **RAISING THE BAR**

All information and statements contained herein, provided by RE/MAX Hallmark York Group Realty Ltd. regarding property for sale is from sources deemed reliable and assumed correct, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal without notice.

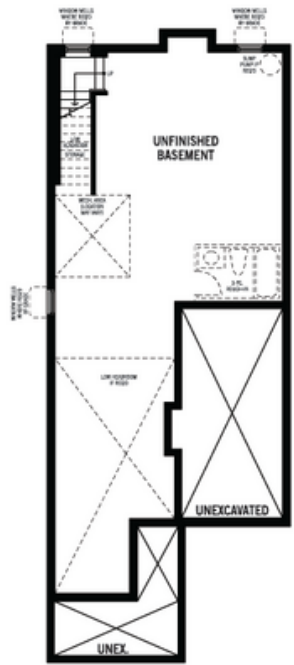




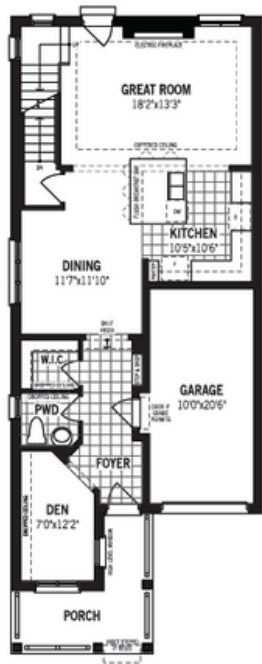




Floor Plans



BASEMENT



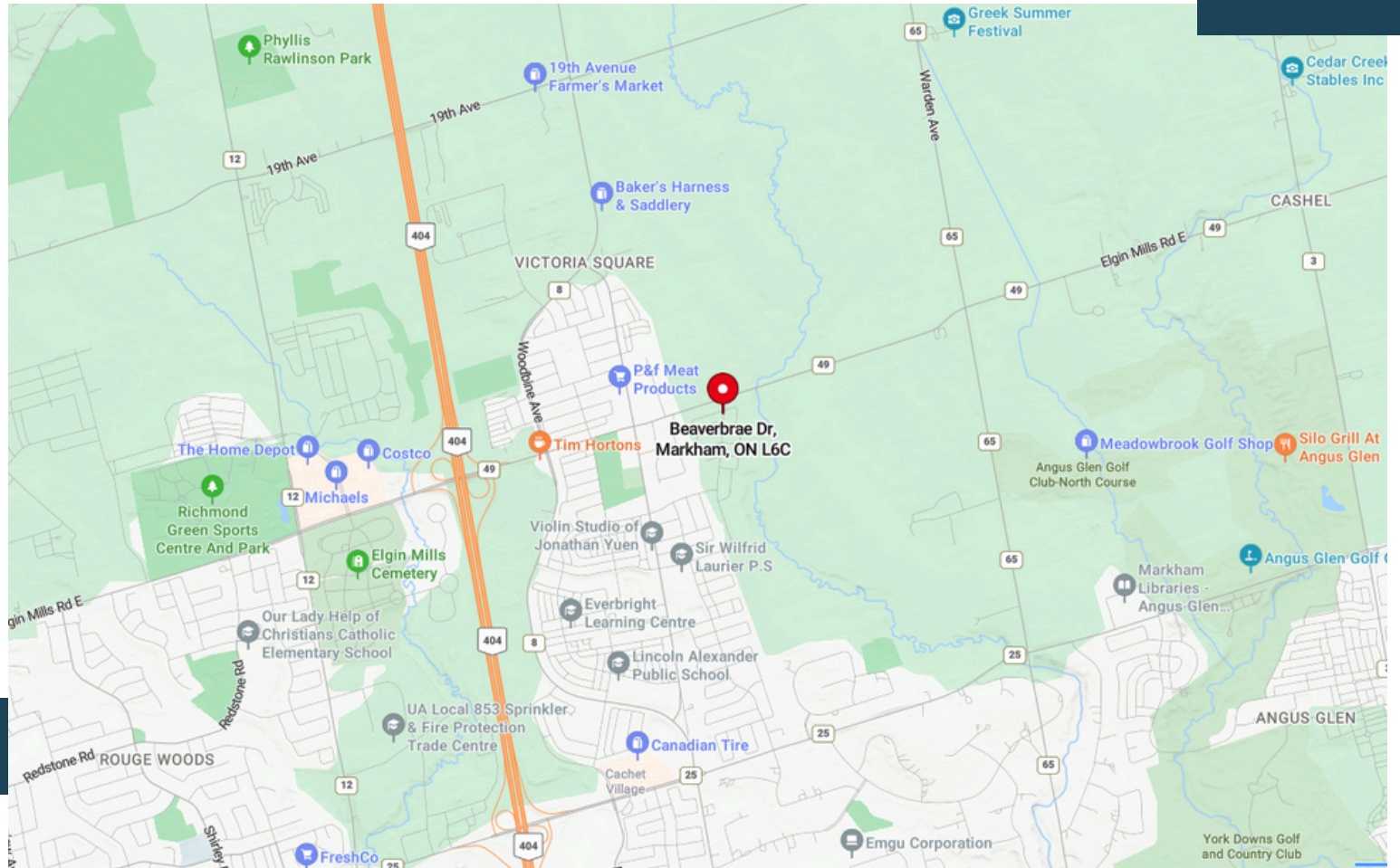
MAIN FLOOR



2ND FLOOR

NOTE: THIS BUILDER FLOOR PLAN IS MIRRORED,
AND DOES NOT INCLUDE STRUCTURAL UPGRADES (I.E. COLD ROOM)

Community Map





249Beaverbrae.com

