

# Welcome to 65 Ashton Road, Newmarket



**Heather Newman**  
Sales Representative



**Darryl and  
Mara Cole**  
Sales Representatives

65 Ashton Road, Newmarket

[ColeNewmanTeam.com](http://ColeNewmanTeam.com)

(905)853-5550 cell: (905)717-2188



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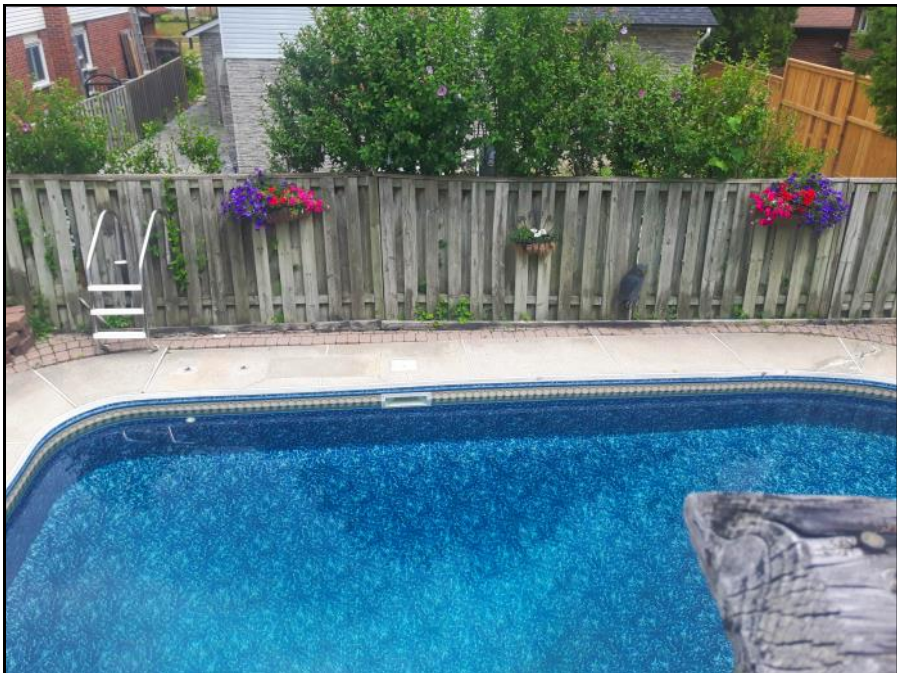
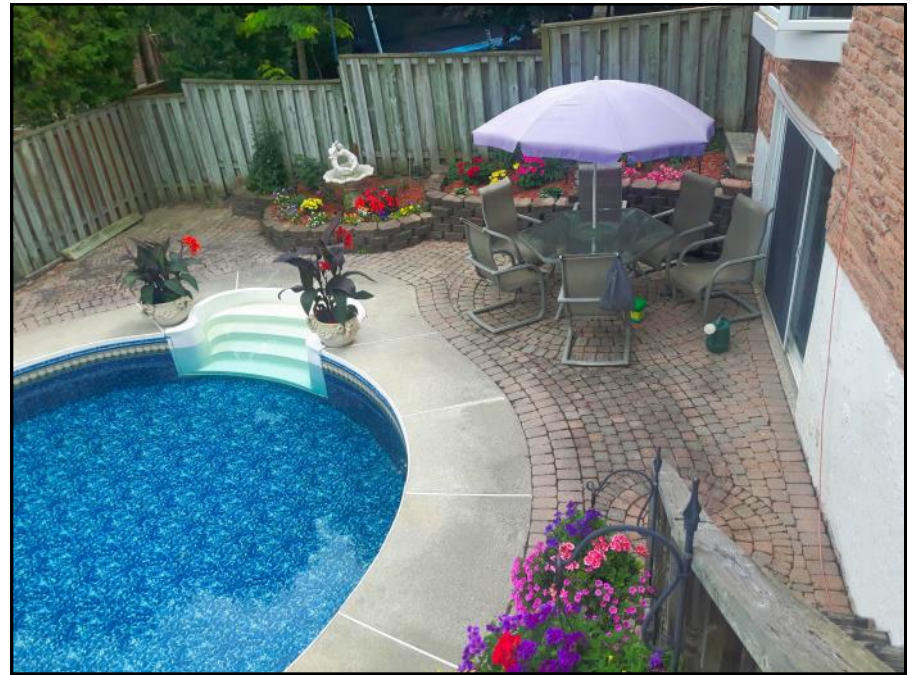
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# Lovely 4 Bedroom All-brick Home in Newmarket!

- Walking distance to Southlake Hospital!
- Excellent location, close to schools, GO Train and Highway 404!
- Hardwood floors (2021) in the living room & dining room, dramatic pillars & crown moulding
- New high-efficiency gas furnace (2024)
- Central air conditioning
- Professionally landscaped front entry and patio (2022)
- Granite counters and stainless steel appliances in the kitchen
- Main floor family room has a cozy wood-burning fireplace
- Walkout basement
- Heated in-ground pool has a deep end and walk-in shallow end
- Driveway re-paved in 2023
- Pool liner (2018)
- Roof– re-shingled in 2019
- Gas hook-up for BBQ
- A lovely home in a great location!

## **Includes:**

- All electric light fixtures
- All window coverings
- S/S Fridge
- S/S Stove
- B/I Dishwasher
- Washer
- Dryer
- Central Vacuum
- Central Air-conditioning
- Hot water tank
- Garage Door opener and remote

**Possession Date:** 30-60 days/TBA

**Property Taxes (2023):** \$5,148.48





65 Ashton Rd  
 Newmarket Ontario L3Y 5R6  
 Newmarket Huron Heights–Leslie Valley York  
 SPIS: N Taxes: \$5,148.48/2023

List: \$1,149,900  
 For: Sale

DOM: 6

Detached  
 Link: N  
 2-Storey

Front On: E  
 Acre:

Rms: 8  
 Bedrooms: 4  
 Washrooms: 3  
 1x2xMain, 1x3x2nd, 1x4x2nd

Lot: 50 x 100 Feet Irreg:  
 Dir/Cross St: Davis Drive/Ashton Road



Kitchens: 1  
 Fam Rm: Y  
 Basement: Unfinished / W/O  
 Fireplace/Stv: Y  
 Heat: Forced Air / Gas  
 A/C: Central Air  
 Central Vac:  
 Apx Age:  
 Apx Sqft:  
 Assessment:  
 POTL: N  
 POTL Mo Fee:  
 Elevator/Lift:  
 Laundry Lev:  
 Phys Hdcap–Eqp: N

Exterior: Brick  
 Drive: Pvt Double  
 Gar/Gar Spcs: Attached / 2  
 Drive Park Spcs: 2  
 Tot Prk Spcs: 4  
 UFFI:  
 Pool: Inground  
 Energy Cert: N  
 Cert Level:  
 GreenPIS: N  
 Prop Feat: Fenced Yard,  
 Hospital, Park, Public Transit, School

Zoning:  
 Cable TV:  
 Hydro:  
 Gas:  
 Phone:  
 Water: Municipal  
 Water Supply:  
 Sewer: Sewers  
 Spec Desig: Unknown  
 Farm/Agr:  
 Waterfront:  
 Retirement: N  
 Oth Struct:

Shoreline: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	14.17	x 11.84	Bay Window Hardwood Floor Crown Moulding
2	Dining	Main	11.84	x 10.17	Hardwood Floor Crown Moulding
3	Kitchen	Main	23.65	x 7.41	Granite Counter Stainless Steel Appl
4	Family	Main	16.01	x 11.09	Fireplace Laminate
5	Prim Bdrm	2nd	18.07	x 11.74	Bay Window 3 Pc Ensuite W/I Closet
6	2nd Br	2nd	9.74	x 9.74	Broadloom Closet
7	3rd Br	2nd	11.25	x 10.5	Broadloom Closet
8	4th Br	2nd	10.82	x 10.07	Broadloom Closet

**Client Remks:** Gorgeous professionally decorated 4 bedroom all brick home on a quiet street walking distance of Southlake Hospital, parks and schools! Excellent access to GO train and Hwy 404! The inviting front entry and patio area are professionally landscaped with curb appeal! Beautiful engineered hardwood flooring in the living room and dining room. Enjoy the dramatic pillars, crown moulding and sun-drenched bay windows! Updated kitchen has granite counters and stainless steel appliances. Almost all windows in the home have been updated! The stunning family room has a cosy wood-burning fireplace! The walkout basement boasts a custom-built 8 foot sliding glass door. New hi-efficiency gas furnace (Jan. 2024). You'll love the heated in-ground pool! It has both a deep end and walk-in shallow end! A beautiful home in a great location!

**Extras:** Driveway repaved in 2023. LR/DR hardwood floors new in 2021. Pool liner (2018). Roof re-shingled in 2019. Gas furnace (2024). Front landscaping done in 2022. Hot water tank is owned.

Listing Contracted With: MAIN STREET REALTY LTD. Ph: 905-853-5550