



FOR SALE

DETACHED

MLS# W14095022

# 36 Thicket Road, Toronto, ON M9C 2T6

Markland Wood, Toronto · M9C 2T6

C\$ 1,499,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 5        | 3         | 2,250 | 4       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Spacious and Beautifully Maintained and Updated Markland Woods 4 Level Backsplit Situated on a Quiet, Child-Friendly Street and Set on a Large, Private West and South-Facing Lot. Freshly Painted Throughout, this Inviting Family Home Features a Generous Living and Dining Room, Eat-in Kitchen, and Spacious Family Room With Walk-Out to the Patio and Private Backyard. Meticulously Maintained and Offering 4 Good-Sized Bedrooms and 3 Bathrooms, Including an Ensuite. A Convenient Side Entrance with Kitchenette Allow for Possibility for in Law /Nanny Suite. The Large Lower Level Features a Generous Recreation Room, Potential Office or Additional Bedroom, Brand-New Flooring, and Abundant Storage. A Large Double-Car Garage Provides Excellent Parking and Storage. Ideally Located Close to Excellent Schools, Parks, TTC, and Neighbourhood Amenities. A Wonderful Opportunity to Enjoy Comfortable Family Living in a Welcoming, Established Markland Wood Neighbourhood. Driveway Paved 2024. Garage Concrete Floor 2024. Roof 2025. HVAC on Second Floor Installed 2020.

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

### PROPERTY DETAILS

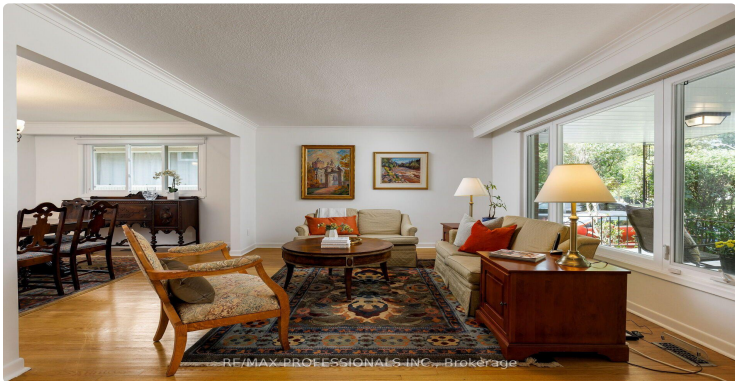
|                |                |
|----------------|----------------|
| PROPERTY TYPE  | Detached       |
| LISTING STATUS | For Sale       |
| STYLE          | Backsplit 4    |
| PROPERTY TYPE  | Detached       |
| BASEMENT       | Finished       |
| FACING         | West           |
| AREA RANGE     | 2000-2500 sqft |
| PARKING        | 4 spaces       |
| ANNUAL TAX     | \$7,558        |
| POSTAL CODE    | M9C 2T6        |
| NEIGHBOURHOOD  | Markland Wood  |

## ROOM BREAKDOWN

| ROOM        | LEVEL | DIMENSIONS | FEATURES                     |
|-------------|-------|------------|------------------------------|
| Foyer       | Main  | —          | Ceramic Floor, Double Closet |
| Living Room | Main  | —          | Hardwood Floor, Large Window |
| Dining Room | Main  | —          | Hardwood Floor, Formal Rm    |

| ROOM            | LEVEL      | DIMENSIONS | FEATURES                                         |
|-----------------|------------|------------|--------------------------------------------------|
| Kitchen         | Main       | —          | Eat-in Kitchen, Breakfast Area, B/I Bookcase     |
| Kitchen         | In Between | —          | Side Door, Ceramic Floor                         |
| Bedroom         | In Between | —          | Double Closet                                    |
| Family Room     | In Between | —          | W/O To Yard, Fireplace, Parquet                  |
| Primary Bedroom | Second     | —          | Walk-In Closet(s), 2 Pc Ensuite, Hardwood Floor  |
| Bedroom         | Second     | —          | Double Closet, Hardwood Floor                    |
| Bedroom         | Second     | —          | Double Closet, Hardwood Floor                    |
| Recreation      | Lower      | —          | Laminate, Above Grade Window                     |
| Game Room       | Lower      | —          | Laminate                                         |
| Bedroom         | Lower      | —          | Laminate, Above Grade Window                     |
| Laundry         | Lower      | —          | Concrete Floor, Laundry Sink, Above Grade Window |

GALLERY





## LISTING AGENT

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.