



Gordon's Downsizing & Estate Services is committed to providing you with comprehensive information on each property we offer for sale. Our staff is readily available to assist you with any questions you may have regarding the property.

Gordon's Downsizing & Estate Services provides professional real estate and downsizing solutions. We take on the task of selling our client's home and handling every last detail of their move – including moving them in and getting them settled in their new home.

Our team of real estate experts ensures our clients get top market value for their property, quickly and efficiently. Downsizing specialists take great care managing the tasks of cleaning, sorting, appraising, packing, shipping, moving and managing the sale of our client's extra assets.

Our clients move on with confidence, knowing that all the details of this important transition are taken care of smoothly, and with unconditional care.

For overwhelmed Executors of family estates, Gordon's Downsizing & Estate Services offers a complete estate settlement solution.

Please call, or visit us online at www.gogordons.com to learn more about this valuable service.

Thank you for your interest in this property.

Property Information

Welcome to 526 Sandford Street, a charming two-storey home in one of Newmarket's established, family-friendly communities. Blending comfort, function, and location, this property is ideal for growing families or those seeking a quiet, connected lifestyle just moments from local amenities.

Offering a functional two-storey layout with three bedrooms and three bathrooms, this home provides a smart and comfortable space for families, including a large primary bedroom with plenty of room to unwind.

The finished basement features a 3-piece bathroom and a spacious rec room, offering excellent flexibility for a home office, playroom, or in-law suite conversion.

Set on a large lot with a private, shaded backyard, the outdoor space is both usable and low-maintenance—perfect for casual entertaining or relaxing weekends. Ideally located just minutes from shopping, local parks, and a scenic walking and biking trail, the home is also within walking distance of St. Paul Catholic School, making it a convenient choice for young families.

526 Sandford Street is a solid opportunity to own in a well-connected, family-friendly area of town.

Property Details

ADDRESS: 526 Sandford Street, Newmarket, Ontario L3Y5E3

TYPE: Single Family Residential

LEGAL DESCRIPTION: PCL 251-1 SEC M1510; LT 251 PL M1510; NEWMARKET

SQ. FT:	1,397sqft (MPAC).
BEDROOMS:	3 on second level with a large primary bedroom.
BATHS:	3; 2 piece on main floor, 3 piece in basement, 4 piece on second floor.
LAUNDRY:	Basement in utility room.
BASEMENT:	Full, fully finished with a bathroom, rec room and utility room.
AGE:	50 yrs (1975).
ELECTRICAL:	Fuse panel, aluminum wiring.
ROOF:	Asphalt shingle.
FOUNDATION:	Concrete.
FLOORS:	Vinyl, carpet, concrete.
CEILINGS:	Drywall, plaster.
WINDOWS:	Vinyl.
EXTERIOR:	Brick, siding.
INTERIOR:	Drywall.
PARKING:	Private, paved, single wide driveway.
GARAGE:	Single car attached garage.
LOT SIZE:	45.0' X 100.0' (GeoWarehouse).

ZONING:	Residential Zone.
TAXES:	\$4,324.50 (2025).
ROLL #:	194802011103800
PIN #:	035900087
HIGH SPEED INTERNET:	Available.
HEATING:	Forced air natural gas.
COSTS:	Water/waste water - \$ 58/mo. Electricity – averages \$200/mo.
RENTALS:	Water heater (enercare) - \$39.45/mo.
WATER:	Municipal.
WASTE:	Municipal.
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Flat, mature trees, fenced rear yard.
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	5% of the purchase price.
SUGGESTED CLOSING:	Immediate.

Visit Website:

- Full Home Inspection Report
- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour