



**2 Lang Rd**  
**Markham Ontario L3T 7E2**  
 Markham Thornlea York  
**Taxes:** \$9,430.32/2023 **For:** Sale **% Dif:** 103  
**SPIS:** N **Last Status:** SLD  
 PCL 138-1, SEC 65M2063 ; LT 138, PL 65M2063, S/T LT154159 ; **DOM:** 1  
 TOWN OF MARKHAM

Detached **Fronting On:** N **Rms:** 5 + 2  
**Link:** N **Acreage:** **Bedrooms:** 4 + 2  
 2-Storey **Lot:** 42.55 x 120.33 Feet **Washrms:** 5  
 1x5, 1x4, 2x3, 1x2

**Irreg:** Pie Shape Lot (Irregular)  
**Dir/Cross St:** Leslie/Green Ln

**MLS#:** N8366648 **Seller:** Aleem Remtulla And Tamiza Hemani **Occupancy:** Owner  
**PIN#:** 037520001 **ARN#:** 193602011231257 **Contact After Exp:** N  
**Holdover:** 120

<p><b>Kitchens:</b> 1  <b>Fam Rm:</b> Y  <b>Basement:</b> Finished  <b>Fireplace/Stv:</b> Y  <b>Fireplace Feat:</b> Natural Gas  <b>Heat:</b> Forced Air / Gas  <b>A/C:</b> Central Air  <b>Central Vac:</b>  <b>Apx Age:</b>  <b>Apx Sqft:</b> 3500-5000  <b>Assessment:</b>  <b>POTL:</b>  <b>Laundry Feat:</b></p>	<p><b>Exterior:</b> Brick  <b>Drive:</b> Private Double  <b>Gar/Gar Spcs:</b> Attached / 2  <b>Drive Pk Spcs:</b> 4  <b>Tot Pk Spcs:</b> 6  <b>UFFI:</b>  <b>Pool:</b> Indoor  <b>Prop Feat:</b>                  Family Room, Fireplace/Stove, Place Of                  Worship, Public Transit, Ravine, School  <b>HST Applicable to</b> No  <b>Sale Price:</b>  <b>Interior Feat:</b>                  Carpet Free,Central Vacuum  <b>Roof:</b> Asphalt Shingle  <b>Foundation:</b> Unknown</p>	<p><b>Zoning:</b>  <b>Cable TV:</b>  <b>Gas:</b>  <b>Water:</b>  <b>Water Supply:</b>  <b>Sewer:</b> Sewers  <b>Retirement:</b> N  <b>Farm/Agr:</b>  <b>Oth Struct:</b> Garden Shed  <b>Spec Desig:</b> Unknown  <b>Lot Shape:</b> Pie</p>	<p><b>Hydro:</b>  <b>Phone:</b> Municipal</p>
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	20.51	x 11.58	Hardwood Floor Large Window
2	Dining	Main	17.32	x 13.68	Hardwood Floor Crown Moulding
3	Kitchen	Main	16.01	x 12.73	Eat-In Kitchen Centre Island
4	Breakfast	Main	16.01	x 10.43	Hardwood Floor W/O To Deck
5	Family	Main	25.66	x 14.5	Gas Fireplace B/I Shelves
6	Mudroom	Main	13.75	x 12.34	Combined W/Laundry W/O To Yard
7	Prim Bdrm	2nd	23	x 18.41	5 Pc Ensuite Gas Fireplace
8	2nd Br	2nd	18.34	x 16.67	3 Pc Ensuite Hardwood Floor
9	3rd Br	2nd	12.6	x 11.75	Semi Ensuite Hardwood Floor
10	4th Br	2nd	12.83	x 11.75	Semi Ensuite Hardwood Floor
11	Rec	Lower	34.74	x 23.26	Finished Gas Fireplace
12	5th Br	Lower	14.07	x 11.09	4 Pc Ensuite Wet Bar

**Client Remks:** Rarely Offered Stunning Executive Home In Prestigious Sought After Neighbourhood. Situated On A Professionally Landscaped Pie Shaped Lot That Widens To 91+ Ft In The Back With Saltwater Pool. This Meticulously Renovated & Maintained Home Boasts Over 5700 SF Of Interior Living Space That Features A Grand Double Level Foyer, Hardwood Throughout, Gourmet Chefs Kitchen With Granite Countertops, SS Appliances, Breakfast Bar & Area. Large Family Room With Gas Fireplace, Main Floor Laundry With Mudroom & Direct Garage Access. Retreat Upstairs To Spacious Primary Bedroom W/ Sitting Area, Gas Fireplace & 5-Pc Spa Like Ensuite! Additional Primary Bedroom With 4-Pc Ensuite, and Generous 3rd and 4th Bedrooms With Semi-Ensuite. Fully Finished Lower Level Enhanced By Gas Fireplace, Wet Bar And 2 Additional Bedrooms. Step Out To A Private Backyard Oasis With In-Ground Saltwater Pool, Custom Pergola & Built-In BBQ Center. Top Tier School District: Bayview Glen Ps, St. Robert Cs. Excellent Location At Leslie/Green Ln With Easy Access To Retail, Restaurants, Library, Community Centres, Parks, Public Transit & Mere Mins To 404/407 & Hwy #7.

**Extras:** Wonderful Curb Appeal, Warm Welcoming Carpet-Free Home With Lots Of Natural Light. Backyard Is Entertainers Delight With Seating Areas, Built-In BBQ Center, Custom Shaded Pergola, Pristine Saltwater Pool & Deck.

**Inclusions:** Jenn-Air Gas Range, SS Fridge, B/I Oven, B/I Microwave, SS DW, Mini Bar Fridge, Hood Fan, Front Load W/D, CVAC, Kick Plates & Equipment, In-Ground Sprinkler System, BBQ, Pool & Equipment, Gazebo, Insulated shed, GDO & Remotes, Window Coverings, ELFs

**Exclusions:** Outdoor TV, Outdoor Pepsi Fridge, All Indoor Tvs, Basement Fridge, Basement Freezer

**Rental Items:**

**Showing Requirements:** Lockbox, See Brokerage Remarks, Showing System

**Brkage Remks:** Pleasure & Easy To Show Anytime With 2 Hrs Notice. Pls Include 801, Sched B&B2, Min 5% Cert'd Dep. 24 HRS Notice Email Offers To edabdou@rogers.com. Thank You For Showing! Buyer Agent To Verify Measuements.

**List:** HARVEY KALLES REAL ESTATE LTD. **Ph:** 416-441-2888 **Fax:**  
 EDWARD ABDOU, Salesperson 416-918-9144

**Co-Op:** ROYAL LEPAGE YOUR COMMUNITY REALTY, BROKERAGE  
MHER PROUDIAN, Salesperson

**Contract Date:** 05/23/2024

**Sold Date:** 05/24/2024

**Leased Terms:**

**Expiry Date:** 08/31/2024

**Closing Date:** 08/30/2024

**Original:** \$2,779,900

**Last Update:** 05/27/2024

**CB Comm:** 2.5% + Hst With Thanks!