



60 Prince Edward Blvd
Markham Ontario L3T 7E9
 Markham Thornlea York
Taxes: \$12,743.86/2023 **For:** Sale **% Dif:** 99
SPIS: N **Last Status:** SLD
 PCL 60-1, SEC 65M2063 ; LT 60, PL 65M2063 ; MARKHAM **DOM:** 28

Detached **Fronting On:** W **Rms:** 14 + 5
Link: N **Acreage:** **Bedrooms:** 4 + 1
 2-Storey **Lot:** 59.12 x 177.17 Feet **Washrms:** 6
 1x5, 2x4, 2x3, 1x2

Irreg: 170.27 ft x 25.97 x 34.65 x 177.17x59.12
Dir/Cross St: Bayview/Green Lane

MLS#: N8409300 **Seller:** Paul Braude & Linda Braude **Occupancy:** Owner
PIN#: 030290692 **ARN#:** 193602011231205 **Contact After Exp:** N
Holdover: 90

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Drive: Private Double	Cable TV:
Basement: Fin W/O	Gar/Gar Spcs: Attached / 2	Gas:
Fireplace/Stv: Y	Drive Pk Spcs: 4	Water: Municipal
Heat: Forced Air / Gas	Tot Pk Spcs: 6	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac:	Pool: Inground	Retirement:
Apx Age:	Prop Feat: Family Room, Fireplace/Stove	Farm/Agr:
Apx Sqft:	HST Applicable to: No	Oth Struct:
Assessment:	Sale Price:	Spec Desig: Unknown
POTL:	Interior Feat: Air Exchanger	Lot Shape: Irregular
Laundry Feat:	Roof: Unknown	
	Foundation: Unknown	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	23.92	x 13.75	Hardwood Floor	Sunken Room	O/Looks Frontyard
2	Dining	Main	18.34	x 13.91	Hardwood Floor	Formal Rm	O/Looks Living
3	Kitchen	Main	17.42	x 13.91	Eat-In Kitchen	Centre Island	O/Looks Backyard
4	Breakfast	Main	17.91	x 10.76	Pantry	O/Looks Ravine	W/O To Terrace
5	Family	Main	20.83	x 14.99	Sunken Room	Gas Fireplace	W/O To Terrace
6	Prim Bdrm	2nd	27.07	x 20.93	5 Pc Ensuite	His/Hers Closets	W/O To Balcony
7	2nd Br	2nd	18.41	x 13.91	4 Pc Ensuite	W/I Closet	O/Looks Frontyard
8	3rd Br	2nd	19.49	x 13.91	W/I Closet	Large Window	
9	4th Br	2nd	13.85	x 12.66	Hardwood Floor	W/I Closet	Closet Organizers
10	Rec	Lower	41.57	x 26.9	Finished	Overlook Patio	W/O To Pool
11	5th Br	Lower	14.01	x 13.91	4 Pc Ensuite	Large Closet	
12	Other	Lower	23.1	x 15.16	3 Pc Bath	Sauna	

Client Remks: Rarely Offered Custom Built Stunning Executive Home On Majestic Wooded Ravine Lot On The Most Prestigious Street In Thornlea Estates! This Magnificent Center Hall Design Home With A Soaring Double Height Foyer Boasts Over 5200 SF + An Additional 2477 Sf Finished Lower Level With Walk-Out. This Builder's Own Home Features A Sprawling Gourmet Chef's Kitchen With Quartz Countertops & Backsplash, SS Appliances, High Gloss Cabinetry, Custom Pantry, Center Island & Spacious Breakfast Area With W/O To An Extensive Terrace That Overlooks A Serene West-Facing Backyard With Salt-Water Pool & Hot-Tub All Nestled Against The Tranquil & Private Backdrop Of A Lush Ravine. Additional Highlights Include A Sunken Formal Living Room Which Steps Up To A Spacious Formal Dining Room. The Main Floor Family Room Is Enhanced With A Gas Fireplace And W/O To West Facing Terrace. Main Floor Laundry With Mudroom & Direct Garage Access. Retreat Upstairs To Spacious Primary Bedroom W/ Sitting Area, 5-Pc Spa Like Ensuite With Fireplace And Heated Towel Rack, His/Her Closets & Walk-Out To Balcony Over-Looking Backyard & Ravine. Fully Finished Lower Level With Spacious Rec Room, Guest Bedroom W/ 3 Pc-Ensuite And Spa With 3-Pc Bath, Dry Sauna & Change Room. Walk-Out To A Stunning Professionally Landscaped & Terraced Backyard Oasis With Patio, In-Ground Saltwater Pool & Hot-Tub Overlooking Gorgeous Ravine! Top Tier School District Including Bayview Glen Ps, Thornless Ss & St. Roberts Cs Ranked Best High School In York Region! 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 Include No Sidewalk, Newer Windows, New Hardwood Floors, New Doors, New Driveway & Garage Doors!

Extras: B/I Appliances, New Roof (2016), 2 Furnaces, 2 AC, CVAC, Saltwater Pool With Wifi Control & Robotic Pool Cleaner, In-Ground Sprinkler, Alarm Sys, Skylight, 2 Fireplaces, Laundry Shoot, Electric Blinds In Primary Bedroom +++

Inclusions: All Existing Appliances, Window Coverings, ELF's, GDO & Remotes, CVAC & Equip, Pool Equipment

Exclusions:

Rental Items: None

Showing Requirements: Lockbox

Brkage Remks: A Pleasure & Easy To Show With 1 Hr Notice. Offers Anytime! Pls Incl Min 5% Cert'd Dep, 801, Shed B & B2. Email Offers To edabdou@rogers.com. Thank You For Showing! Home Inspection Available Upon Request

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

Co-Op: ROYAL LEPAGE SIGNATURE REALTY, BROKERAGE
JOE AKBARI-SALEKDEH, Broker

Contract Date: 06/06/2024

Sold Date: 07/04/2024

Expiry Date: 09/06/2024

Closing Date: 09/26/2024

Last Update: 07/08/2024

CB Comm: 2.5 % + HST With Thanks!

Leased Terms:

Original: \$3,295,000