

	20 Tanglewood Tr Markham Ontario L3T 6T9 Markham Thornlea York SPIS: No Taxes: \$10,546/2025 DOM: 0	List: \$1,988,000 For: Sale
	Detached Front On: S Link: N Acres: 2-Storey	Rms: 9 Bedrooms: 4 Washrooms: 5 1x5x2nd, 1x4x2nd, 1x3x2nd, 1x2xMain, 1x3xBsmt
Lot: 41.7 x 139.5 Feet Irreg: 64.20 Rear E 132.87 Dir/Cross St: Leslie/Greenlane Directions: Leslie/Greenlane		

MLS#: N13468440 **PIN#:** 030100149
Possession Remarks: TBA
Legal: PCL 10-1, SEC 65M2159 ; LT 10, PL 65M2159 . S/T LT181668 ; MARKHAM
Broker Open House:

Kitchens: 2 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 3000-3500 Roof: Shingles Foundation: Concrete Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Brick Gar/Gar Spcs: Attached / 2 Drive: Private Double Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: No Pool: Inground Energy Cert: Cert Level: GreenPIS: Prop Feat: Family Room, Fireplace/Stove, Grnbelt/Conserv, Ravine Interior Feat: Sauna	Zoning: Residential Cable TV: A Hydro: Yes Gas: Yes Phone: A Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: HST Applicable to Included In Sale Price: Oth Struct: Survey Type: None
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	17.09	x 11.35	Laminate	Pot Lights	French Doors
2	Dining	Ground	18.41	x 13.16	Laminate	Pot Lights	B/I Bookcase
3	Family	Ground	17.39	x 16.24	Hardwood Floor	Gas Fireplace	B/I Bookcase
4	Library	Ground	8.66	x 11.32	Hardwood Floor	B/I Bookcase	Pot Lights
5	Kitchen	Ground	13.52	x 11.48	Granite Counter	Stainless Steel Appl	Pot Lights
6	Breakfast	Ground	15.52	x 10.76	O/Looks Ravine	W/O To Deck	
7	Prim Bdrm	2nd	18.57	x 16.37	5 Pc Ensuite	W/I Closet	O/Looks Ravine
8	2nd Br	2nd	12.43	x 11.52	Closet	Broadloom	
9	3rd Br	2nd	16.17	x 11.88	Mirrored Closet	Broadloom	
10	4th Br	2nd	15.72	x 11.58	3 Pc Ensuite	Closet	Broadloom
11	Laundry	2nd	8.46	x 11.61			
12	Rec	Bsmt	39.86	x 38.02	Broadloom	Dry Bar	Pot Lights
13	Kitchen	Bsmt	15.29	x 5.35			

Client Remks: Nestled on a premium ravine lot in a highly sought-after neighbourhood, this stunning executive family home offers over 5,200 sq. ft. of beautifully designed living space, including approximately 3,500 sq. ft. above grade and a 1,762 sq. ft. basement. Designed to accommodate both everyday family living and effortless entertaining, the main level features impressive 9-foot ceilings, a spacious family room, a private den/home office, and a large eat-in kitchen with picturesque views of the backyard oasis, creating a bright and welcoming atmosphere throughout. Upstairs, you'll find generously sized bedrooms, the convenience of a second-floor laundry room, and the rare advantage of three full bathrooms. The luxurious primary retreat boasts a spa-inspired 5-piece ensuite, creating the perfect space to unwind. The finished basement extends the home's exceptional living space with a large recreation room, wet bar, sauna, wood burning fireplace and rough-in potential for a second kitchen-ideal for multigenerational living, guests, or entertaining on a grand scale. Step outside to your own private backyard retreat, complete with a tranquil ravine setting, inground pool, hot tub, and pergola. Located within a top-rated school district, this remarkable property offers the perfect combination of space, privacy, and family-friendly amenities in one of the area's most desirable communities. *Roof(2011), CAC(2017) 2xFurnace(2014)

Inclusions: Stainless Steel Fridge, Cook Top, 2 Built-in Ovens, B/I Dw, Hood Fan, Washer & Dryer, Bsmt Fridge, alarm system (API rented), Cvac(as is), Intercom System(as is), 2 Furnaces, 2 Electric Air Cleaners, 2 Cac's, 2 Electrical Panels, 1 Humidifier(as is), GDO & 2 Remotes, Light Fixtures, Blinds, Pool Heater & Equipment, Garden Shed, Wine Storage Shelves, Bsmt Fireplace Screen & Equipment

Listing Contracted With: PAUL ZAMMIT REAL ESTATE LTD. Ph: 905-881-2181