



278 Green Lane Markham Ontario L3T 7J1 Markham Thornlea York		List: \$1,738,000 For: Sale	
SPIS: N	Taxes: \$8,999/2025		
Detached	Front On: N	Rms: 9	
Link: N	Acre:	Bedrooms: 4	
2-Storey		Washrooms: 4	
		1x6x2nd, 1x5x2nd, 1x2xMain, 1x1xMain	
Lot: 49.21 x 134.51 Feet Irreg:			
Dir/Cross St: Leslie/Green Lane			
Directions: Leslie St to Green Lane			

MLS#: N12407088 **PIN#:** 037520305
Legal: PCL 23-1, SEC 65M2061 ; LT 23, PL 65M2061 ; MARKHAM
Possession Remarks: TBA

Kitchens: 1 Fam Rm: Y Basement: Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1985 Yr Built Source: MPAC Apx Sqft: 3000-3500 Lot Size Source: MPAC Roof: Shingles Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:		Exterior: Brick Gar/Gar Spcs: Attached / 2 Park/Drive: Drive: Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Family Room, Fireplace/Stove Interior Feat: None		Zoning: Cable TV: A Hydro: Y Gas: Y 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	Main	18.73	x 11.75	Broadloom	Pot Lights
2	Dining	Main	13.94	x 11.75	Broadloom	Pot Lights
3	Kitchen	Main	20.87	x 18.7	Centre Island	Granite Counter Eat-In Kitchen
4	Family	Main	18.37	x 13.32	Hardwood Floor	Brick Fireplace Wet Bar
5	Office	Main	11.42	x 9.22	Parquet Floor	French Doors
6	Prim Bdrm	2nd	23.29	x 12.73	6 Pc Ensuite	W/I Closet Broadloom
7	2nd Br	2nd	11.94	x 12.93	Broadloom	Double Closet
8	3rd Br	2nd	13.88	x 11.91	Broadloom	Double Closet
9	4th Br	2nd	14.27	x 11.58	Broadloom	Double Closet

Client Remks: Welcome to this beautifully appointed 4-bedroom home, ideally located directly across from a scenic park the perfect setting for family living and outdoor enjoyment. With approximately 3,324 sq. ft. of well-designed living space, this residence offers a rare blend of comfort, versatility, and convenience. The main floor features a generous family room, ideal for relaxing or entertaining, as well as a separate den that can easily serve as a fifth bedroom or private home office. A convenient 3-piece washroom on the main level adds flexibility for guests or multi-generational living. At the heart of the home is a spacious eat-in kitchen with a center island, perfect for casual dining, meal prep, and gathering with family and friends. Upstairs, retreat to the expansive primary bedroom featuring a luxurious 6-piece ensuite with a Jacuzzi tub, separate shower, double sinks, and a skylight that fills the space with natural light your own private spa oasis. With four generously sized bedrooms, a thoughtful layout, and a prime location across from a park, this home is the perfect blend of functionality and comfort for modern family living. ** Some photos are Virtually Staged **

Inclusions: Stainless Steel Fridge, 5 Burner Cooktop, B/I Oven, B/I Micro, B/I Dw, B/I Grill Top, Stackable Washer & Dryer, Blinds, Garage Door Opener & Remote, Cvac, Cac, Basement Fridge, Chest Freezer, Alarm System (Monitoring not included)

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