HEAPS
ESTRIN
REAL ESTATE TEAM

30 RUMSEY ROAD

South Leaside

FEATURE SHEET

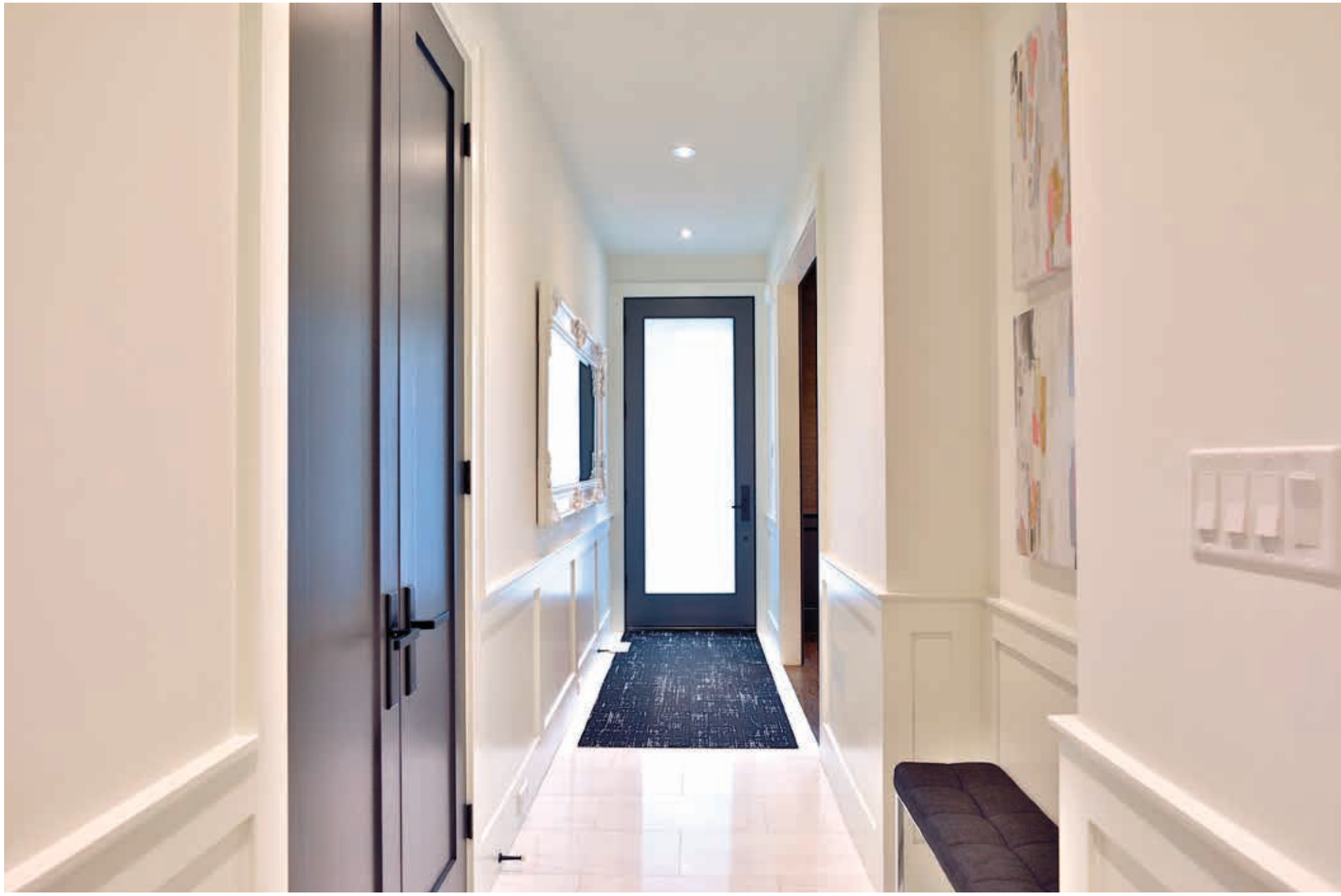
your
BEST MOVE

30 RUMSEY ROAD

Designer's own custom built home in a prime South Leaside location. Excellent layout and level of finish with great ceiling heights and an abundance of natural light throughout. The gorgeous kitchen and family room overlook the garden. Main floor mudroom. Four spacious bedrooms. Luxe master suite with walk-in closet and ensuite bathroom. Excellent lower level with guest suite, music room, craft room and recreation room. Professionally landscaped gardens. Private drive and built-in garage. Short walk to the many amenities on Bayview Avenue. Close proximity to terrific parks, recreational facilities and schools. Easy access to public transportation.

FEATURES

- Stunning newly constructed home in South Leaside
- Over 3,500 square feet of living space
- Handsome brick exterior
- High ceilings throughout
- Excellent natural light
- High end finishes throughout, including designer light fixtures
- Incredible curb appeal
- Custom millwork throughout
- Superior design and layout, great for entertaining and everyday living
- Five zone Sonos speaker system throughout home
- Stunning chef's kitchen combined with eat-in breakfast area
- High end stainless steel appliances
- Spacious main floor family room with gas fireplace and wall-to-wall sliding doors to rear patio
- Main floor mudroom with direct access to garage
- Stunning master suite with walk-in closet and luxurious five piece ensuite
- Four spacious bedrooms
- Heated floors in all second floor bathrooms
- Second floor laundry room
- Fantastic lower level with nanny suite, large recreation room with gas fireplace, craft room and music room with sound isolation
- Custom wine cellar
- Hydronic heated floors throughout lower level
- Central vacuum system
- Custom window coverings throughout house
- Outdoor seating and dining area, gas fireplace with brick surround and custom bench, three gas line hookups, stone patio and low maintenance AstroTurf (BELLA TURF) - ideal for entertaining
- Professionally landscaped gardens with irrigation system
- Built-in exterior outlets in soffits with switch in front hall closet (for holding lights)
- Private driveway with built-in garage
- Fantastic school district: Rolph Road Elementary School, Bessborough Elementary and Middle School, Leaside High School and St. Anselm Catholic School
- Close proximity to many of the city's top private childcare facilities and private schools
- Excellent recreational facilities: Leaside Memorial Gardens rink and pool and Trace Manes Park with library, baseball diamond, playground, splash pad and tennis courts
- Walking distance to the many shops and restaurants on Bayview Avenue, Eglinton Avenue and Laird Drive
- Minutes to downtown and TTC



MAIN FLOOR

Foyer
- Mahogany wood front door with large frosted glass
- Dolomite marble tile floor
- Double front hall closet with automatic light
- Wainscoting
- Pot lights

Dining Room
- Hardwood floor
- Designer grasscloth wallpaper
- Built-in speakers
- Wainscoting
- Stunning modern light fixture
- Pot lights
- Large window (with solar shade) overlooks front garden

Servery/Office
- Hardwood floor
- Custom cabinetry
- Herringbone Carrera marble backsplash
- Built-in desk

MAIN FLOOR

Chef's Kitchen

- Eat-in kitchen
- High ceiling
- Hardwood floor
- Custom built-in cabinetry with Quartz countertop
- Herringbone Carrera marble backsplash
- Large waterfall centre island with oversized undermount sink
- Breakfast bar with seating for six
- High end Wolf and Sub-Zero stainless steel appliances
- Custom paneled range hood
- Garbage/recycling/compost organizers
- Wine and beverage fridge in island
- Built-in speakers
- Pot lights
- Plenty of natural light
- Combined with family room
- Open concept

Breakfast Area

- Hardwood floor
- Custom upholstered built-in banquette with table
- Storage under banquette
- Modern light fixture

MAIN FLOOR

Family Room
- Hardwood floor
- Gas fireplace with marble slab surround
- Custom built-in shelves and cabinetry
- High, waffled ceiling
- Built-in speakers
- Pot lights
- Wall-to-wall windows with walkout to back patio and garden
- Open to breakfast area and kitchen

Power Room
- Herringbone tile floor
- Brass hardware
- Custom floating vanity with marble counter top, undermount sink and wall tap

Mudroom
- Hardwood floor
- Pot lights
- Custom built-in shelves
- Hanging racks and coat hooks
- Pot lights
- Large built-in mirror
- Access to garage

Separate Back Entrance

SECOND FLOOR

(Custom glass paneled railing, sconces and large skylight)

Master Suite

- Hardwood floor
- Walk-in closet
- Designer grasscloth wallpaper
- Built-in speakers
- Wainscoting
- Pot lights
- Oversized picturesque windows (with window covering) overlooking back garden

Walk-in Closet

- Hardwood floor
- Custom cabinetry with built-in shelves, hanging rods and drawers
- Pot lights

Five Piece Master Ensuite

- Programmable heated dolomite marble tile floor
- Separate walk-in shower with bench, rain shower head, marble tile and herringbone marble accent wall and glass enclosure
- extra large quartz custom niche
- Large soaker tub
- Custom vanity with his and her sinks
- Built-in speakers
- Separate water closet
- Designer Sonneman wall bar sconces
- Pot lights
- Large window (with up/down window covering) overlooking back garden

SECOND FLOOR

Second Bedroom
- Hardwood floor
- Double closet with custom built-in organizers
- Designer light fixture with ceiling fan
- Large window (with black out window covering) overlooking front garden

Third Bedroom
- Hardwood floor
- Custom built-in bookshelves
- Double closet with custom built-in organizers
- Large window with custom black out blinds

Fourth Bedroom
(currently used as den)
- Hardwood floor
- Large double closet with custom built-in organizers
- Large window (with solar shade) overlooking front garden

Four Piece Bathroom
- Programmable heated tile floor
- Custom floating vanity with undermount sink and wall tap
- Bath/shower combination with storage ledge
- Skylight

Laundry Room
- Patterned ceramic tile floor
- Custom cabinetry with folding counter
- Open shelving and hanging rack
- Laundry sink
- Pot lights
- Large window

Linen closet with built-in organizers

LOWER LEVEL

(Heated floors throughout)

Recreation Room
- High end wool broadloom (ELTE)
- High ceiling
- Gas fireplace with marble surround
- Custom cabinetry and shelving with brass hardware
- Built-in custom media cabinet with brass hardware
- Built-in speaker system
- Pot lights
- Above grade windows with window covering (solar shades)

Spectacular glass and walnut paneled walk-in wine cellar

Music / Theatre Room
- High end wool broadloom (ELTE)
- LED Wall sconces
- Completely soundproof

Guest Room/Nanny Suite
- High end wool broadloom (ELTE)
- Double closet with custom built-in organizers
- Access to cold storage
- Above grade window with custom black-out window covering

Craft Room
- Double pocket doors
- Tile floor
- Pot lights
- Roughed in for secondary laundry

Three piece bathroom with custom glass enclosed shower

Extra Large Storage Closet

Utility Room

BACKYARD

- Large deck accessed from main floor family room and from back door (direct access to powder room)
- Spacious patio with custom brick surround gas fireplace and built-in bench
- Built-in outdoor speakers
- Three gas line connections
- Low maintenance AstroTurf (BELLA TURF)

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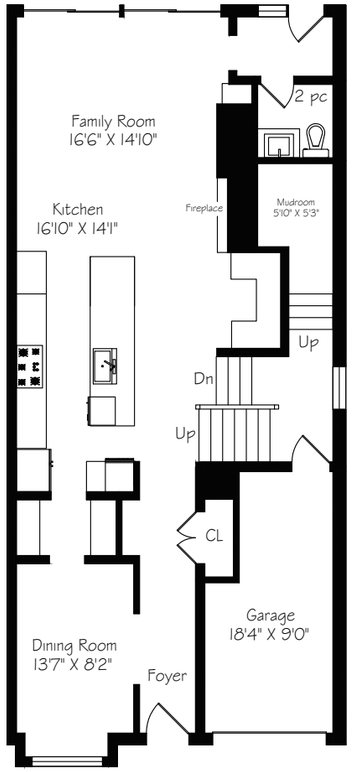
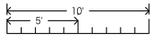
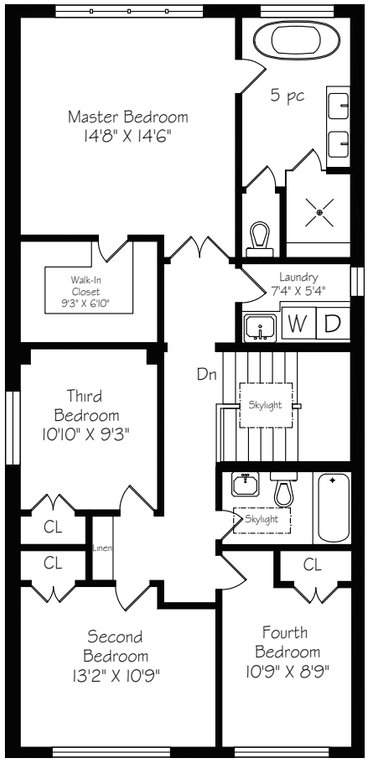


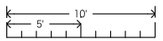
Main Floor
1079 Square Feet



Measurements and Calculations are approximate
To be used as guidelines only



Second Floor
1224 Square Feet



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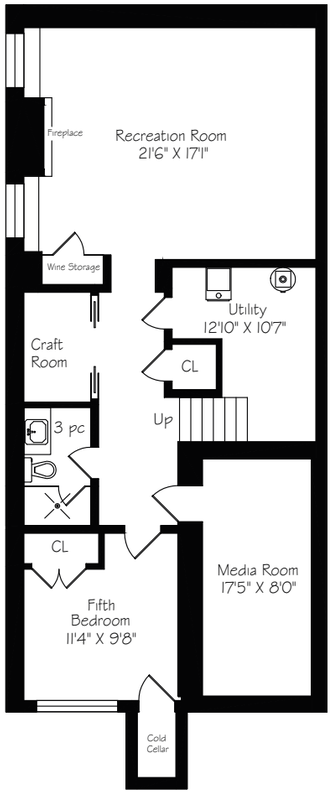
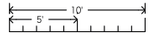


Lower Level
1259 Square Feet



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NEIGHBOURHOOD

80

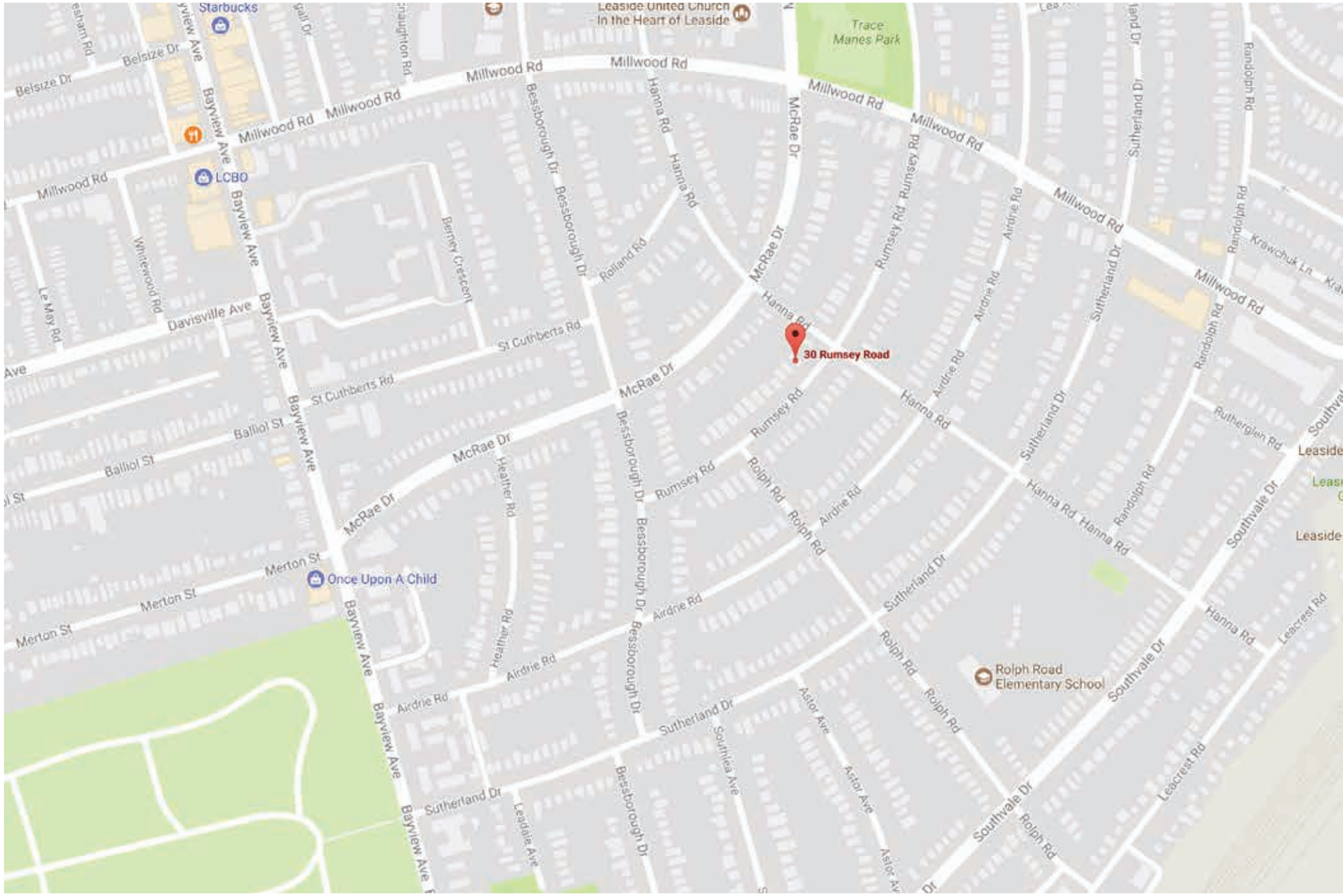
WALK SCORE

This location is in the South Leaside neighborhood in Toronto.

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood. There is also a Catholic school and two private schools close by.

This home is located in park heaven, with more than 15 parks and a long list of recreational facilities within a 20 minute walk from this address. Nearby parks include Trace Manes Park, Sandy Bruce Park and Howard Talbot Park.

Public transit is at this home's doorstep for easy travel around the city. The nearest bus stop is only a 3 minute walk away.



ADDITIONAL INFORMATION

Inclusions:	Sub-zero stainless steel fridge, Wolf stainless steel six burner gas cooktop, custom paneled hood fan, Wolf stainless steel wall oven, Wolf stainless steel built-in microwave, Bosch stainless steel dishwasher, Silhouette stainless steel wine fridge, Samsung washer and dryer, table in breakfast area, all window coverings, all electric light fixtures, broadloom where laid, Irrigation system and equipment, alarm system and equipment (monitoring extra), central vacuum and equipment, central air conditioning system and equipment, sump pump and equipment and gas burner and equipment, built-in Launchport charging station.
Exclusions:	Two beds in second bedroom (not built-in).
Rental Items:	Hot water tank.
Lot:	30 feet by 120 feet.
Driveway:	Private driveway with built-in garage.
Heating:	Forced air gas.
Cooling:	Central air conditioning.
Taxes:	$11,449.80 (2017 annual).
Possession:	60 days or to be arranged.

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EVERY HOME HAS A STORY

I love afternoons when my kids are having fun in the yard while I prepare dinner in the kitchen. The warmth of the sunlight through the windows creates an inviting atmosphere and you really feel at home.

OFFERED FOR SALE AT

$3,200,000

HOW CAN WE HELP?

We understand the importance of finding the perfect home. Purchasing a property is more than just a transaction; it is a milestone. It's a new chapter filled with new memories.

When selling a home, our focus is on results. We appreciate your need for a smooth process. Your home is full of life, stories, and celebrations. Moving forward can be sentimental, and we want you to know you are in good hands.

We are a team of passionate and dedicated professionals who strive to ensure that each client's unique needs are met. Our goal is to deliver every client with a full service real estate experience that exceeds all expectations.

Our down-to-earth approach provides a fresh perspective and creates lifelong relationships. Let us show you why we are #1 in Toronto and Top 5 in Canada for Royal LePage.

HEAPS ESTRIN TEAM

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