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REAL ESTATE TEAM



127 Bessborough Drive



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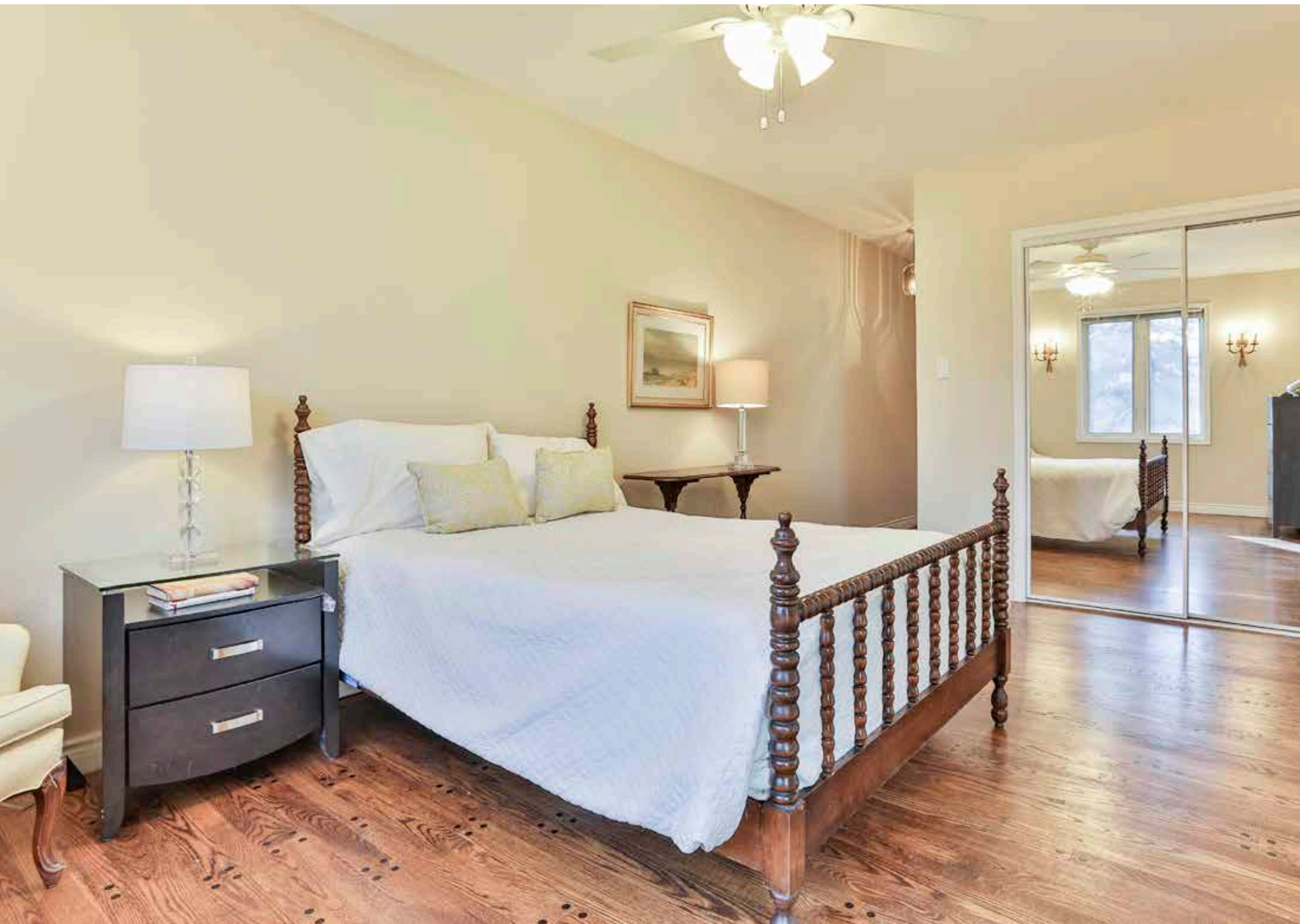
Dream location on coveted Bessborough Drive, this lovingly cared for family home is situated on a spectacular and stunningly rare fifty foot lot in the heart of South Leaside. The curb appeal is exquisite; imagine a beautifully positioned character home on a picture-perfect tree lined street exuding timeless elegance and charm. A fairytale setting fit for modern day delight with its unbeatable location and appeal. Gorgeous bay windows provide wonderful natural light on the home's east and west façades with abundant main floor living spaces, including a main floor bedroom with ensuite bath and private entrance. Open concept eat-in kitchen overlooks the family room with lush garden views and walkout to secluded backyard. Spacious bedrooms and excellent ceiling height in the lower level make this an ideal family home to customize. This exceptional property offers a rare opportunity to live in one of Toronto's most coveted neighbourhoods in striking distance to some of the best public green spaces in the city. In close proximity to top ranking public and private schools, walking distance to all the fantastic shops, restaurants, cafes and amenities of Bayview Avenue, Eglinton and Laird. Easy access to TTC and the future LRT. A wonderful opportunity!



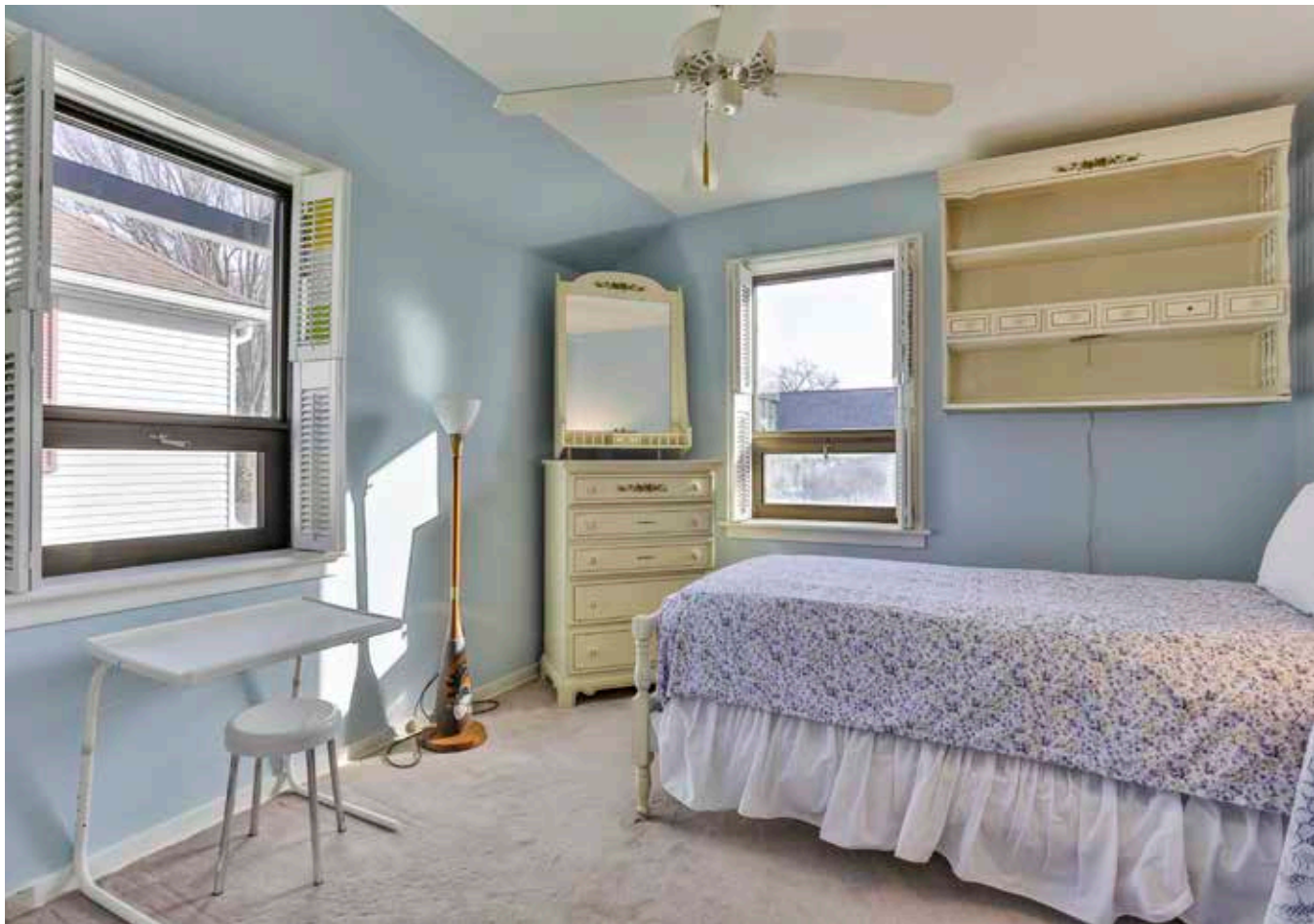


















Details

LOT
50 feet by 110 feet

TAXES
\$11,802.18 (2020)

POSSESSION
July 29, 2021

HEATING
Forced air gas

COOLING
Air recirculatory

DRIVEWAY
Detached tandem garage for two cars
Private driveway with parking for four cars

Features

- Charming character home on Leaside's most prominent street
- Situated on a spectacular fifty foot frontage with a deep set back
- Lovingly maintained four bedroom, four bathroom home owned by the same family for many years
- Excellent floor plan with generously proportioned principal rooms, quality hardwood flooring on the main level and oversized bay windows
- Gracious double-width formal living room provides a warm welcome into the home, with a fireplace and large bay window overlooking the tree-lined streetscape
- The living room spills into the spacious formal dining area through sliding pocket doors and also features French doors to the family room and access to the kitchen
- Open concept eat-in kitchen has a breakfast area and opens to the family room
- Main floor laundry conveniently incorporated as part of the kitchen space
- Walkout to the private backyard from the family room which features large east windows with an excellent view to the neighbourhood's greenery
- A rare main floor bedroom suite is situated off the family room providing an opportunity for one-level living if desired, with its own ensuite bath, generous closet and separate entrance from the front of the house
- The second level houses the remaining three bedrooms, including the west-facing generously-sized principal suite with ensuite bath
- Two additional bedrooms on the second floor both overlooking the rear gardens and sharing a four piece family bath
- Excellent ceiling height in the lower level, easy to customize with space for a large recreation room and additional bedroom, as well as multiple storage opportunities
- The home offers many conveniences including main floor laundry, lower level cedar closet for storage, a long private drive with parking for 4 cars and a detached oversized garage
- Leaside is in walking distance to fabulous amenities and shops, multiple parks and playgrounds, and in close proximity to highly ranked schools including Rolph Road PS, Bessborough PS, Leaside High as well as nearby Montcrest, Greenwood, Crescent, UCC and Branksome Hall
- Easy access to major roads and downtown Toronto and easy access to transit and the future LRT

INCLUSIONS

- Mechanical front door keyless entry
- All existing kitchen appliances including: Frigidaire fridge with ice and water dispenser, Frigidaire oven
- Panasonic microwave, Kenmore Compactor, Maytag dishwasher, Badger Insinkerator
- Maytag four-burner gas stove, LG direct drive washer, Maytag Atlantis dryer
- Sanyo wall-mounted air conditioner
- All window coverings and electric light fixtures

EXCLUSIONS

- Light fixture in hallway to second level
- Wall-mount lift up table in kitchen

RENTAL

- Hot water tank



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REAL ESTATE TEAM

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.



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