



HEAPS ESTRIN

REAL ESTATE TEAM



14 Rappert Avenue



14 Rappert Avenue

Welcome 14 Rappert Avenue, a lovely three bedroom home located on a child-friendly cul-de-sac in North Toronto. This classic beauty is the perfect mix of modern and traditional charm. This home features original hardwood floors throughout, ample living and dining rooms and a renovated kitchen. The backyard is a beautiful oasis in the city. It is exceptionally private and has been thoughtfully landscaped. Flowers and plants bloom gradually over the spring and summer months. The large covered deck accessed from the sliding doors in the kitchen is the perfect extension of the home and is ideal for entertaining.

The second floor presents three generous sized bedrooms and a fully renovated bathroom. The ample lower level boasts a recreation room and a wonderful fourth bedroom or office, perfect for a guest room, teenager or nanny.

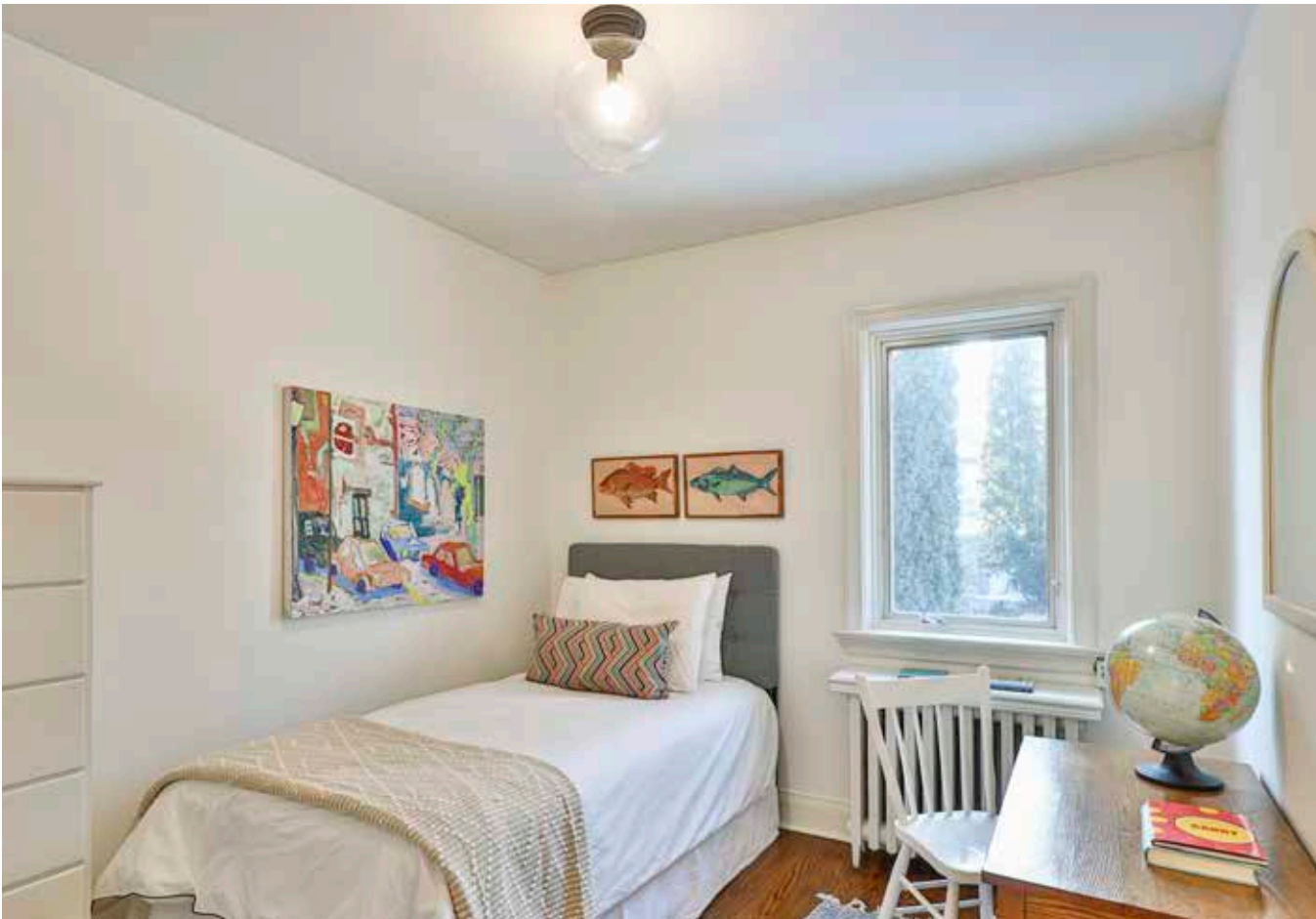
This home is located in a highly sought after school district. It is also in close proximity to some of Toronto's best private schools and fantastic nearby recreational facilities. The abundance of greenspace and parkland, the short walk to shops and restaurants of Bayview Avenue and easy access to the TTC and downtown help to make this such a fabulous family home that has it all.



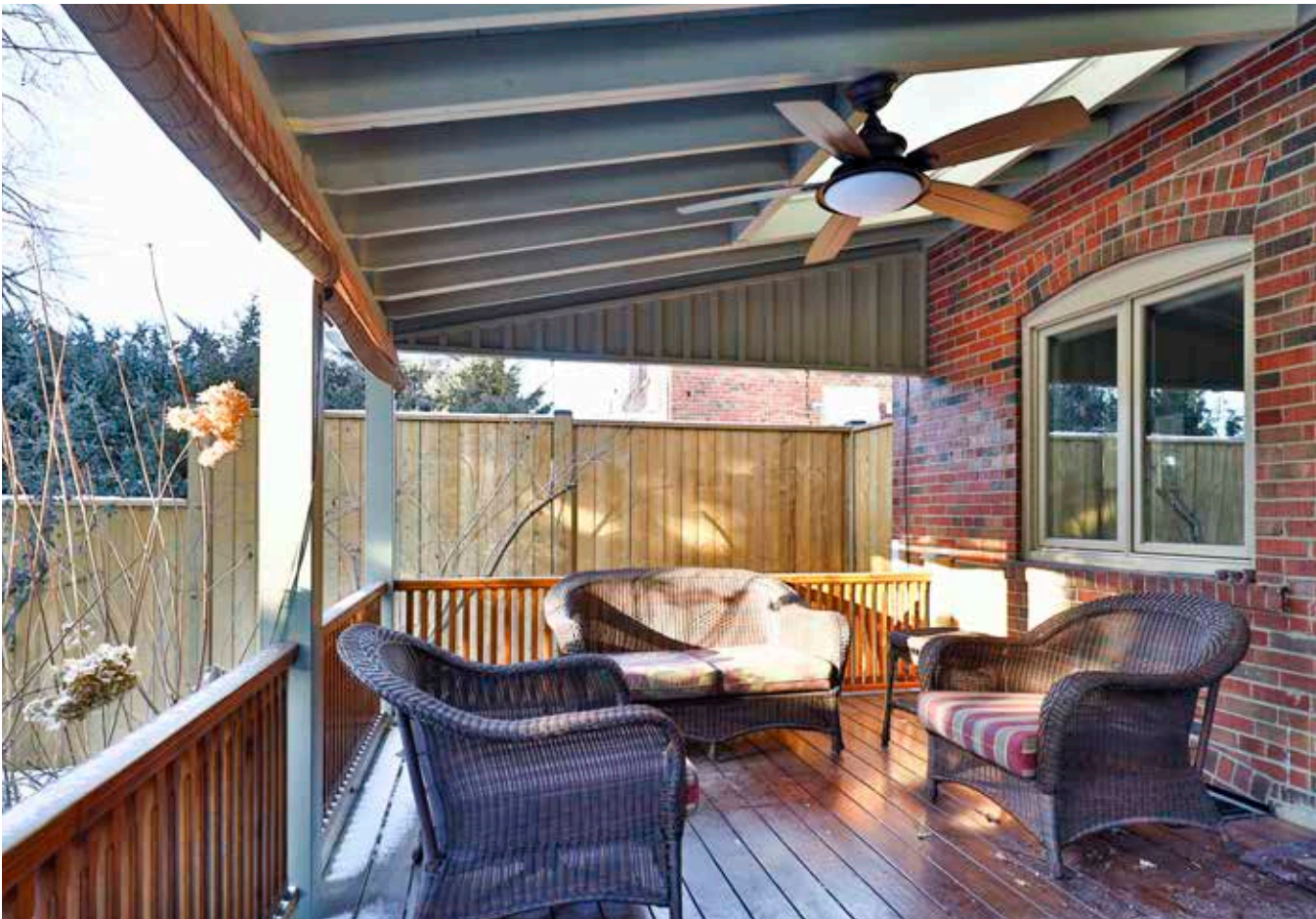






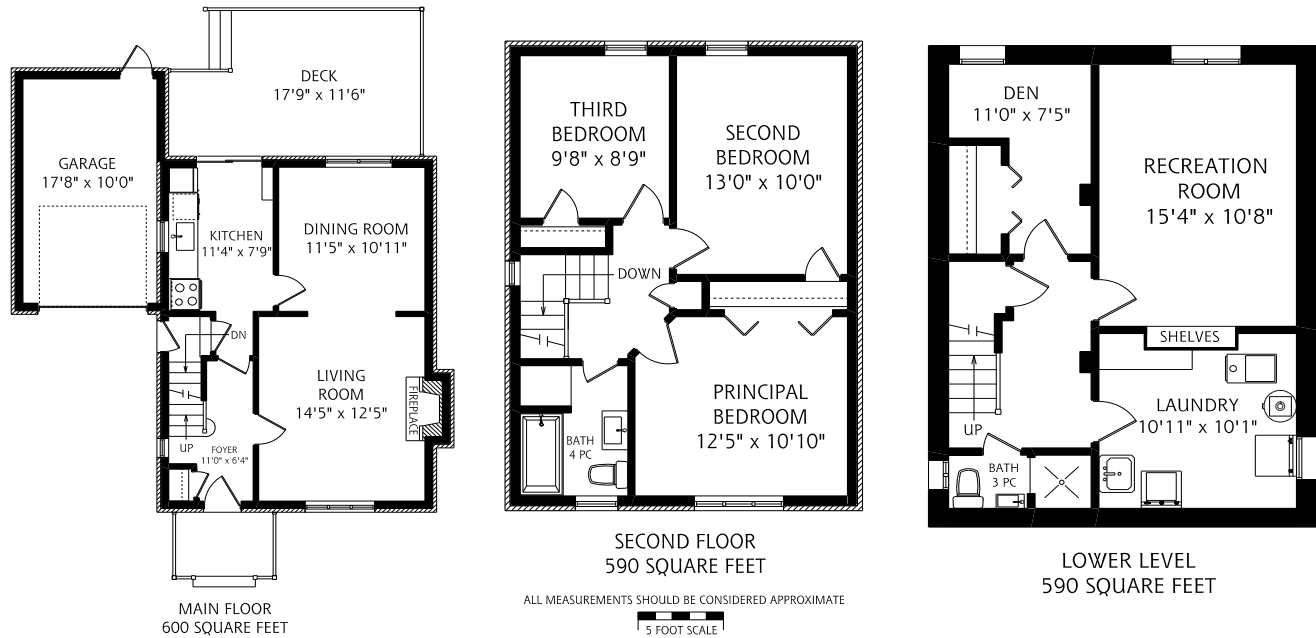












Details

LOT SIZE

41 feet by 100 feet

TAXES

\$6,476.80 (2021)

POSSESSION

60-90 days or to be arranged

HEATING

Hot water gas

COOLING

Wall mounted unit

DRIVEWAY

Private driveway with parking for two cars

Features

- Highly sought after North Toronto/Leaside location
- Child-friendly, sought-after cul-de-sac
- Renovated three bedroom, two bathroom home
- Private driveway with garage and parking for two cars
- Bright living room with gas fireplace, crown moulding and large bay window overlooking the front garden
- Renovated eat-in kitchen with granite countertops, stainless steel appliances, plenty of storage and walk out to generously sized deck.
- Private fenced-in backyard with stunning, fully landscaped garden.
- Thoughtfully designed and lovingly maintained garden with flowers that bloom gradually throughout the season.
- Outdoor fan and light above deck.
- Hardwood floors throughout main and second floor
- Generously sized bedrooms with great closet space
- Renovated second floor bathroom includes pedestal sink, deep tub and sleek subway tiles
- Spacious lower level with a recreation room, bathroom, utility space and nanny suite.
- Excellent school district including: Northlea Public School, Leaside High School
- Close proximity to some of Toronto's best private childcare facilities and schools
- Fantastic nearby recreational facilities including: Leaside Memorial Gardens with skating rink, pool and community centre and Trace Manes Park with library, baseball diamond, playground, splash pad and tennis courts.
- Steps to Sandy Bruce Park, an off-leash dog park, and many hiking, biking and jogging trails, including Mt Pleasant Cemetery and Evergreen Brickworks
- Walking distance to the many shops and restaurants on Bayview Avenue, Eglinton Avenue and Laird Avenue
- Easy access and only minutes to the TTC, highways, downtown and the financial core
- Close proximity to the future LRT

IMPROVEMENTS

- Kitchen renovation (2019)
- Upstairs bathroom renovation (2019)
- Back deck light and ceiling (2019)
- Gas fireplace (2020)
- Backyard fence (2020)
- Basement laminate flooring (2016)

INCLUSIONS

- LG Stainless steel refrigerator with bottom freezer
- Whirlpool dishwasher
- Venmar hood range
- LG stainless steel oven
- Moffat dryer
- Whirlpool dryer

EXCLUSIONS

- Second bedroom light fixture
- Upstairs hallway light fixture
- All window coverings



HEAPS ESTRIN

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.



Claire Speedie

SALES REPRESENTATIVE

416.424.4910
Claire@HeapsEstrin.com

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