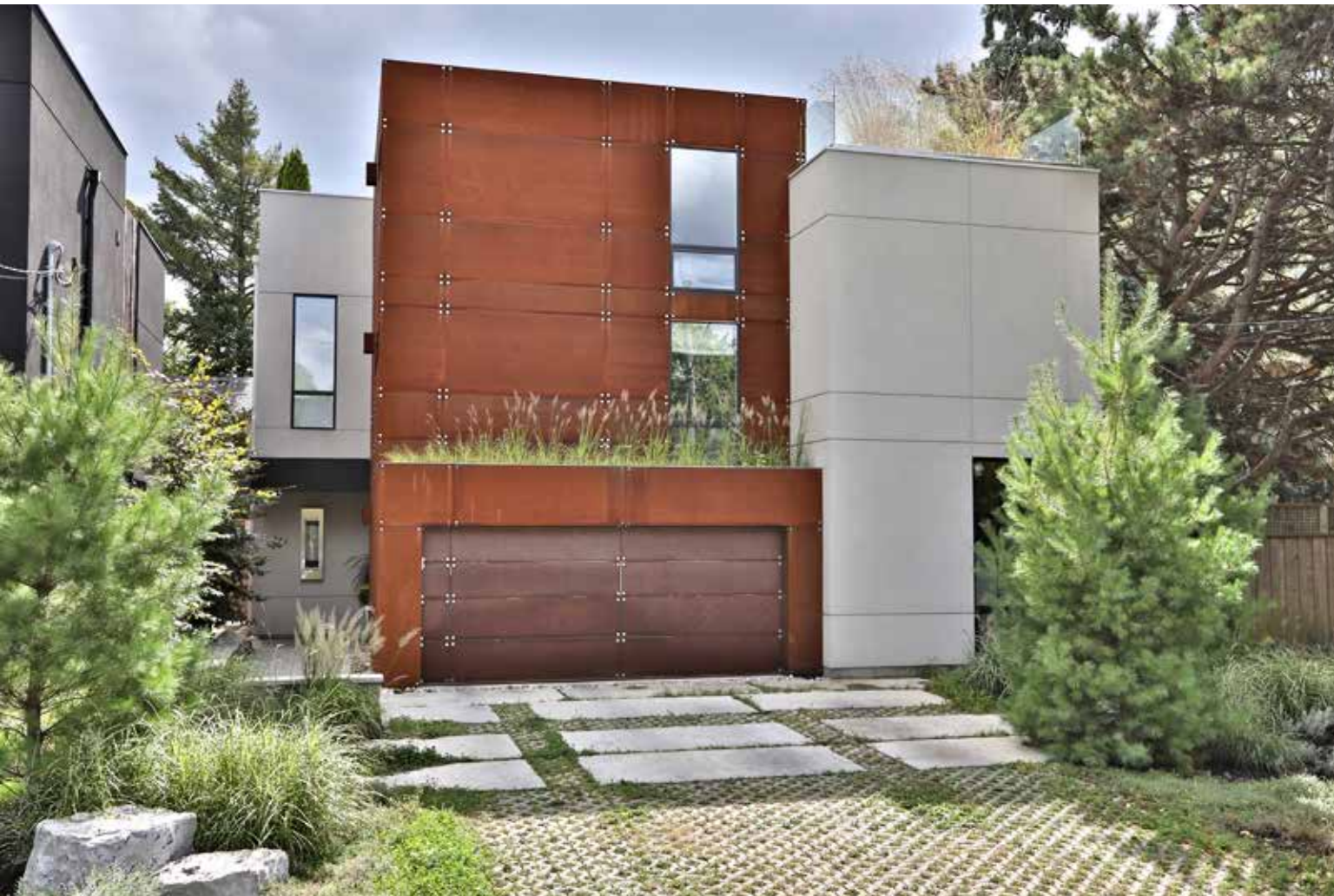




HEAPS ESTRIN

REAL ESTATE TEAM



19 Evergreen Gardens



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Modern luxury in Bennington Heights. Tucked away in a quiet pocket of the city, this custom-built home offers a gorgeous urban escape with inspiring living spaces both inside and out. Sky-high ceilings, expansive windows, sleek appliances, stone counters and hardwood flooring blend together in a beautiful and functional layout, perfect for busy families and those who love to entertain in style. One-of-a-kind rooftop terrace with stunning city views, and impressive in-ground pool make it the total package. Every detail thoughtfully designed, with gorgeous light and flow. A privileged lifestyle awaits! Close proximity to some of the city's best schools including Bennington Heights Elementary School, Bessborough Drive Elementary Middle School and Leaside High School. Steps to the Beltline Trail, the ravine system and a short walk to Bayview Avenue and the Evergreen Brickworks. A short drive to downtown and praised for its sense of community and quiet streets, Bennington Heights is one of Toronto's best kept secrets.









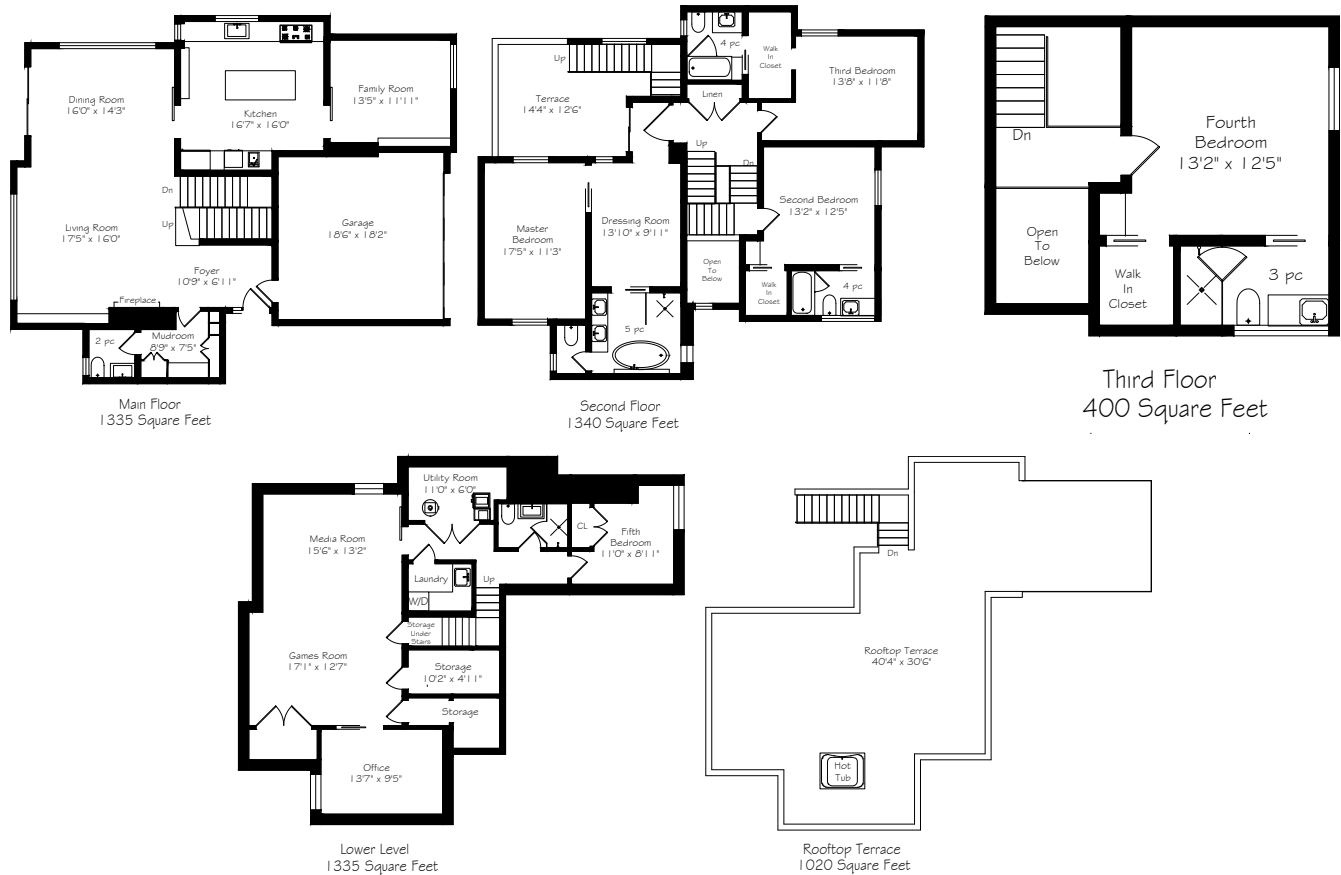












Details

LOT SIZE

47.7 feet by 95 feet

TAXES

\$14,130.48 (2018)

POSSESSION

30-60 Days or to be arranged

HEATING

Forced air gas

COOLING

Central air conditioning

DRIVEWAY

6 car parking in total

Built-in garage with parking for 2 cars

Side-by-side driveway with parking for 4 cars

Features

- Custom newly built modern home offering over 4,000 square feet of beautifully finished living space
- Designer's own home with many special design details throughout
- Built with the environment in mind using eco-friendly building materials that have minimal off-gassing
- Features a sleek corten steel exterior with dramatic private entry
- Interior space is warm and inviting, boasting a modern floorplan perfect for entertaining
- Impressive ceiling heights, combined with oversized floor-to-ceiling windows allow wonderful views of the outdoors and an abundance of light throughout
- Heated floors under all tile surfaces, with radiant in-floor heating throughout the lower level
- Stunning main floor open concept living and dining room, with gas fireplace and wall of windows overlooking the backyard
- Open concept entertaining space provides wonderful opportunities for hosting, including dining room with banquette seating and total seating for up to sixteen guests.
- Sliding barn-door to gourmet kitchen allows unique privacy for catering or meal preparation and features designer appliances, heated floors, pantry, coffee station and oversized centre island with built-in cut-out for herb garden or champagne bucket
- Main floor conveniences include a tucked away mudroom and powder room, and spacious main floor office
- On the second level there is a south-facing master bedroom suite with oversized walk-in closet, gorgeous five-piece bath, water closet, laundry chute and private balcony, leading to the rooftop terrace
- Three additional spacious bedrooms each with ensuite baths and walk-in closets
- Fantastic lower level with a generous recreation room, large guest suite, laundry room and additional office and storage space
- Built-in speakers on main floor, master suite, lower level recreation room, rooftop terrace and poolside
- Gorgeous outdoor rooftop terrace complete with stunning city view, irrigated garden, built-in wiring for lighting and music plus the option to install a hot-tub
- Stunning Bona Vista concrete pool with ozonator
- Double width private drive with two-car garage provides parking for six cars in total
- Gated bicycle storage at the side of the house, for easy access
- Excellent School district which includes Bennington Heights Elementary School, Bessborough Drive Elementary and Middle School and Leaside High School
- Conveniently accessible to the shops on Bayview Avenue, Brickworks, the Don Valley ravine system and minutes from downtown

INCLUSIONS

- Sub-Zero fridge
- La Cornue stove
- Miele dishwasher
- Panasonic microwave
- Two KitchenAid garburators
- Whirlpool washer/dryer
- Lennox gas burner and equipment
- HRV ventilation system
- Pool heater, pump and equipment
- Gas heater in garage
- All electric light fixtures
- All custom window blinds and rods
- In-floor electric heating
- Central vacuum and equipment
- Ring doorbell system
- Security system and 4 security cameras (monthly monitoring cost extra)
- Built-in speakers
- Chamberlain garage door opener and remote
- Central air conditioning and equipment

EXCLUSIONS

- Hot tub on terrace (note weight restriction for replacement)
- Kinetico water filtration system
- Baker's shelf in kitchen
- All art
- All televisions
- All drapes

RENTAL ITEMS

- Hot water tank



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.



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