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## *your* BEST MOVE

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23 SOUTHLEA AVENUE

The most spectacular home to ever come to market in a prime South Leaside location. Absolutely breathtaking inside and out with high-end custom construction on an oversized lot. Great layout with four spacious bedrooms, main and second floor family rooms and a lower level that extends beyond the main floor footprint. Custom Bulthaup kitchen overlooks the spacious family room and fully landscaped garden. Outdoor space includes stone terrace, built-in outdoor pizza oven, salt water pool with swim up bar. Lower level includes a movie theatre, guest suite, games room, recreation room, gym and sound insulated music studio. Unbelievable square footage - 5,985 in total. Close proximity to the many amenities Bayview Avenue has to offer. Excellent school district. Easy access to public transportation.

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FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Lovely stone house on quiet, one block long prime street in South Leaside
- Rare 40 foot frontage with incredible curb appeal
- Abundance of natural light
- 3,465 square feet plus 2,520 square feet in lower level (5,985 square feet in total)
- Generously proportioned and very gracious rooms
- Heated stone throughout the main floor
- Oversized living room with walkout to back deck
- Main floor office overlooking front garden
- Gorgeous eat-in kitchen with centre island and breakfast area
- Bright and spacious living room with wall to wall glass sliding doors with walkout to back terrace
- Spacious second floor family room
- Stunning master bedroom with five piece ensuite
- All bedrooms equipped with ensuite
- Second floor laundry room
- Large recreation and games room with wet bar and fireplace
- Home theater with surround sound
- Lower level exercise room with three piece ensuite and roughed in for steam shower
- Hydronic radiant floor heating throughout
- Beautiful backyard oasis, ideal for entertaining with large in ground pool, outdoor kitchen and wood oven, pool cabana with 2 piece bathroom and sound system
- Landscaped west facing garden with stone patio
- Private, heated driveway with built-in garage – parking for four cars
- Excellent schools in district: Rolph Road Elementary School, Bessborough Middle School, St. Anselms School and Leaside High School
- Walking distance to the many amenities of Bayview and the plaza at Bayview and Moore Avenues
- Quick access to the downtown financial core
- Excellent recreational facilities: Leaside Memorial Gardens rink and pool and Trace Manes Parks with library
- Easy access to TTC at bus stop at the corner of Sutherland Avenue

ADDITIONAL INFORMATION:

- Inclusions:

Gaggenau French door fridge with freezer, Gaggenau oven, Gaggenau steam oven, Gaggenau four burner cooktop, Gaggenau built-in coffee/espresso machine, fridge/freezer in lower level, all window coverings, all electric light fixtures, all built-in speakers and equipment in home theatre, all custom built-in shelving and cabinetry, central vacuum system and equipment, alarm system and equipment, in ground pool and equipment, hot water tank, irrigation system and equipment, central air conditioning system and equipment and gas burner and equipment.
- Exclusions:

All wall mounted televisions and brackets, all gym equipment and drapes in fourth bedroom.
- Lot:

40 feet by 150 feet.
- Driveway:

Heated private driveway
- Heating:

Hot water radiant heating.
- Cooling:

Central air conditioning
- Taxes:

\$15,823.38 (2016 annual).
- Possession:

60 days or to be arranged

OFFERED FOR SALE AT \$3,800,000

MAIN FLOOR

Foyer

- Heated stone floor
- Coffered ceiling
- Pot lights

Study

- Heated hardwood floor
- French door entry
- Crown moulding
- Custom built-in shelves
- Pot lights
- Overlooks porch and front garden

Living Room

- Heated stone floor
- Custom built-in shelving
- Custom Stuv high efficiency wood burning fireplace with tile surround
- Pot lights
- Open to kitchen and breakfast area
- Walkout to back terrace

Dining Room

- Heated stone floor
- Concrete walls
- Spacious
- Skylight

Kitchen

- Heated stone floor
- Large island with stainless steel countertop cooktop, built-in storage, breakfast bar and pendant lighting
- Large undermount sink
- Custom built-in cabinetry
- Pot lights
- Open to living room and breakfast area
- Walkout to back terrace

Breakfast Area

- Heated stone floor
- Pot lights
- Open to Kitchen and living room

Powder Room

- Heated stone floor
- Built-in vanity with granite countertop

Access to Garage







## SECOND FLOOR

### Landing

- Skylight
- Stainless steel railings with glass
- Full height bookshelf
- Pot lights

### Master Suite

- Hardwood floor
- Large walk-in closet with organizers
- Built-in speakers
- High ceiling
- Pot lights
- Juliette balcony
- Full height glass sliding doors overlooking back garden

### Five Piece Ensuite

- Heated marble floor
- Large steam shower with bench, rain showerhead and glass enclosure
- Oversized soaker tub with marble surround
- Custom vanity with his and hers sinks and granite countertop
- Plenty of storage
- Pot lights

### Second Bedroom

- Hardwood floor
- High ceiling
- Two closets
- Pot lights
- Large window overlooking front garden

### Third Bedroom

- Hardwood floor
- High ceiling
- Two closets
- Pot lights
- Large window overlooking front garden

### Three Piece Jack and Jill Ensuite

- Heated stone floor
- Custom vanity with stone countertop
- Large shower with glass enclosure and stone surround
- Wall sconces

### Fourth Bedroom

- Hardwood floor
- High ceiling
- Two closets
- Pot lights
- Large window overlooking back garden

### Three Piece Ensuite

- Heated stone floor
- Custom vanity with stone countertop
- Large shower with glass enclosure and stone surround
- Wall sconces

### Family Room

- Hardwood floor
- Open concept
- Overlooking main floor

### Laundry Room

- Stone floor
- Folding counter
- Laundry sink
- Built-in storage
- Pot lights







# LOWER LEVEL

(Radiant heated floors throughout lower level)

## Recreation Room

- Heated polished concrete floor
- Stuv high efficiency fireplace with concrete surround
- Built-in speakers
- Pot lights
- Walkout to back garden
- Above grade window

## Bar Area

- Granite countertop
- Bar sink
- Plenty of storage
- Open to recreation room

## Home Theater

- Heated stone floor
- High ceiling
- Built-in speakers (7.1 surround system)
- Surround sound
- Retractable electric projection screen
- Built-in storage
- Raised level seating
- Pot lights

## Games Room

- Heated polished concrete floor
- Coffered ceiling
- Pot lights
- Walkout to backyard

## Studio

- Heated stone floor
- Sound proof
- Pot lights

## Exercise Room

- Heated stone floor
- French oak doors with glass inlay
- Concrete walls
- Pot lights

## Two Piece Bathroom

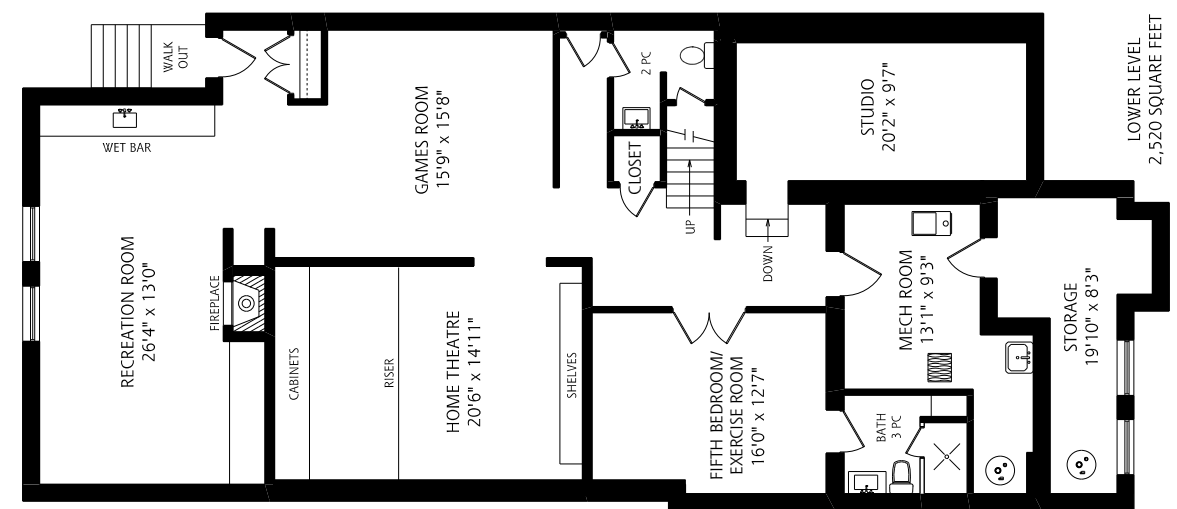
## Three Piece Bathroom

- Heated stone floor
- Vanity with stone countertop
- Large shower with glass enclosure and stone surround
- Pot lights

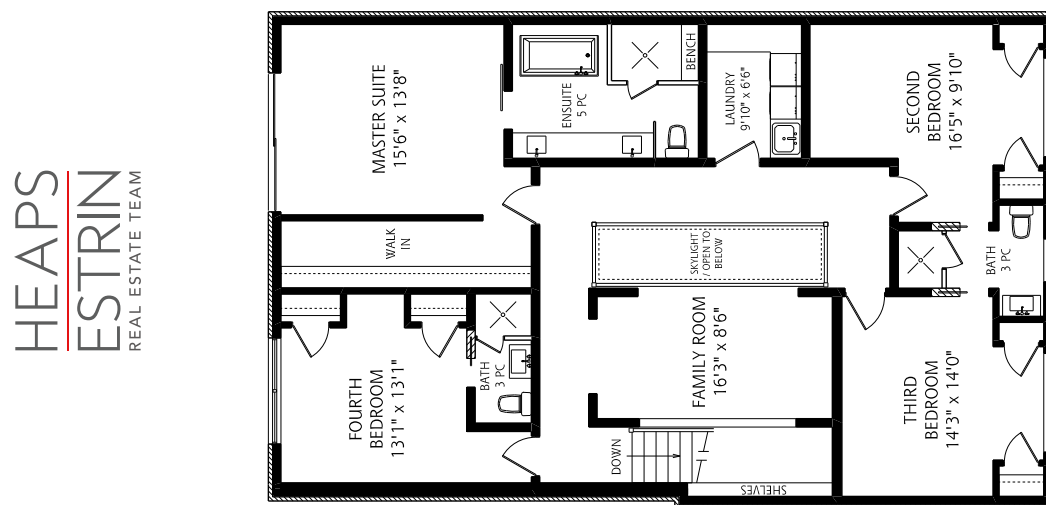
## Closet

## Cold Storage Room

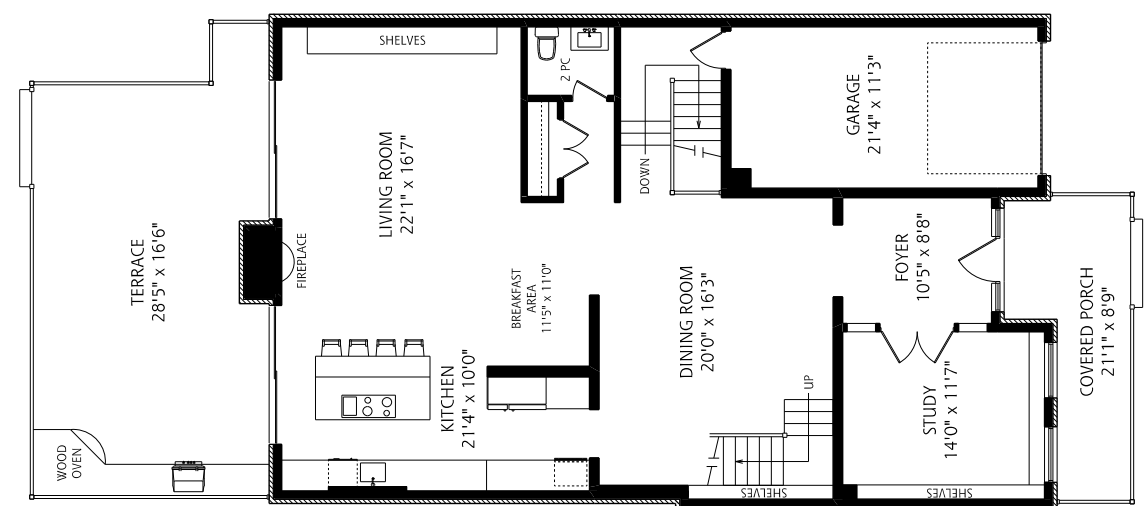
## Utility Room



LOWER LEVEL  
2,520 SQUARE FEET



SECOND FLOOR  
1,880 SQUARE FEET



MAIN FLOOR  
1,585 SQUARE FEET

ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE  
3'00" SCALE

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