



HEAPS ESTRIN

REAL ESTATE TEAM



252 Hillsdale Avenue East



252 Hillsdale Avenue East

Nestled on a beautiful street in the highly sought after Davisville Village, this spectacularly renovated and charming home uniquely balances luxury finishes and thoughtful interior design in a way that meets the functional needs of a modern family.

Upon entering the impressive light-filled home, one is immediately struck by the expansive free-flowing layout that boasts soaring ceilings, clean lines, exquisite millwork, and stylish accents at every turn. The warm toned colours and textures add a rich and sophisticated aesthetic to the living space.

The main level features an open concept living and dining area complete with a convenient powder room and a contemporary gas fireplace that adds an intimate and dramatic ambiance to the space. The elegant and character-filled eat-in kitchen is complete with custom cabinetry, stainless steel appliances, immaculate travertine flooring, and a light and airy breakfast area with views of the lush front garden.

The second level boasts an abundance of natural sunlight and features three large bedrooms each with ample storage and hardwood flooring throughout. The generously sized principal bedroom features a gas fireplace and a serene spa-style ensuite bath that evokes a sense of calm. A second four-piece bathroom completes the space.

The lower level boasts a fourth bedroom, a convenient powder room, and a versatile recreation room perfect as a kid's play area or as a multimedia room. Walk-out to the private backyard oasis complete with a large deck and an expansive yard that is perfect for entertaining guests or relaxing with family and offers a tranquil escape from the hustle and bustle of urban living.

252 Hillsdale Avenue East is only a short drive from the downtown core, steps away from grocery and retail stores of Yonge and Eglinton, a close proximity to some of the best public greenspaces in the city and surrounded by some of the top-ranking public and private schools that the city has to offer. This stellar property offers a unique opportunity to own the perfect family home in a highly desirable midtown location.

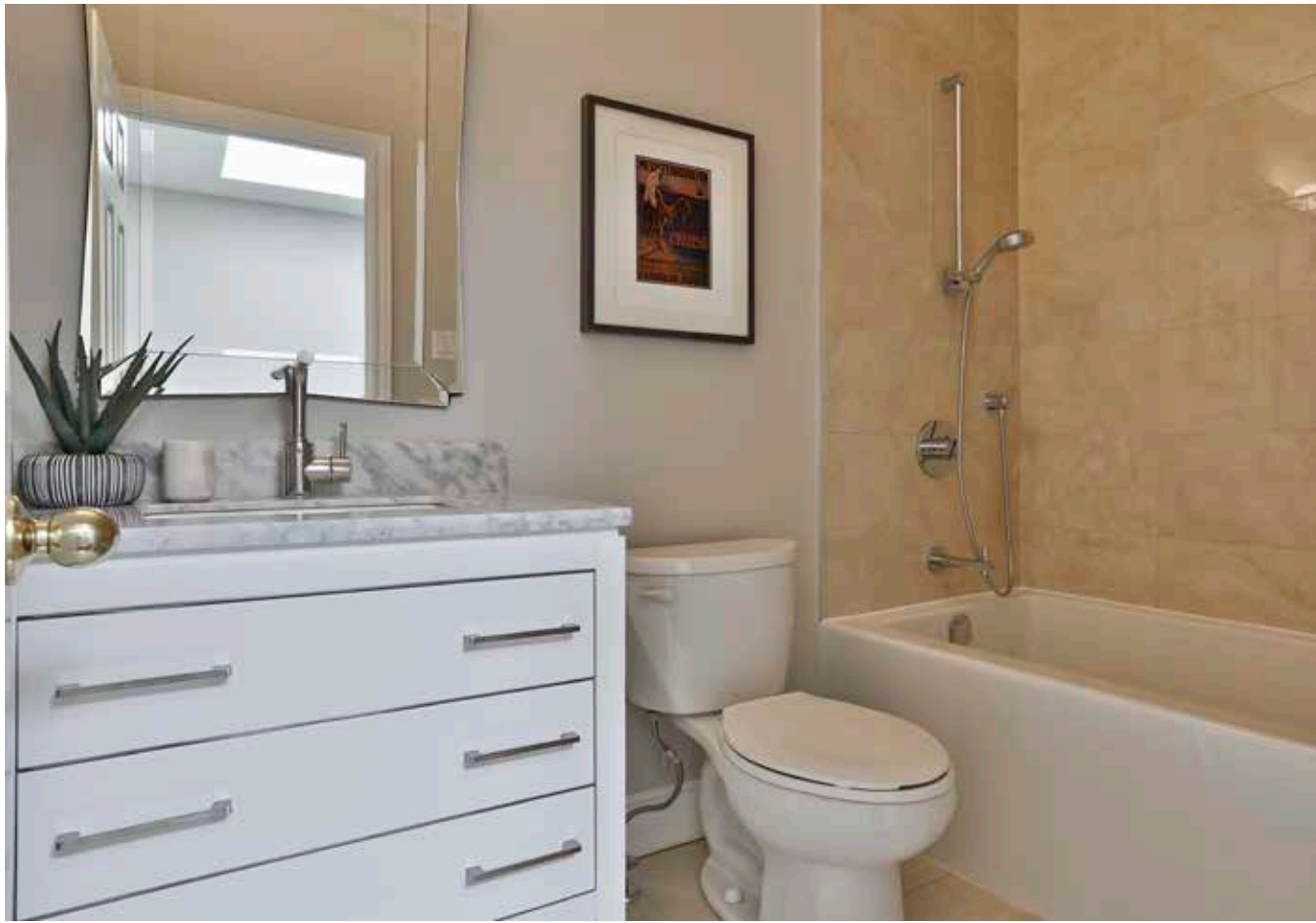
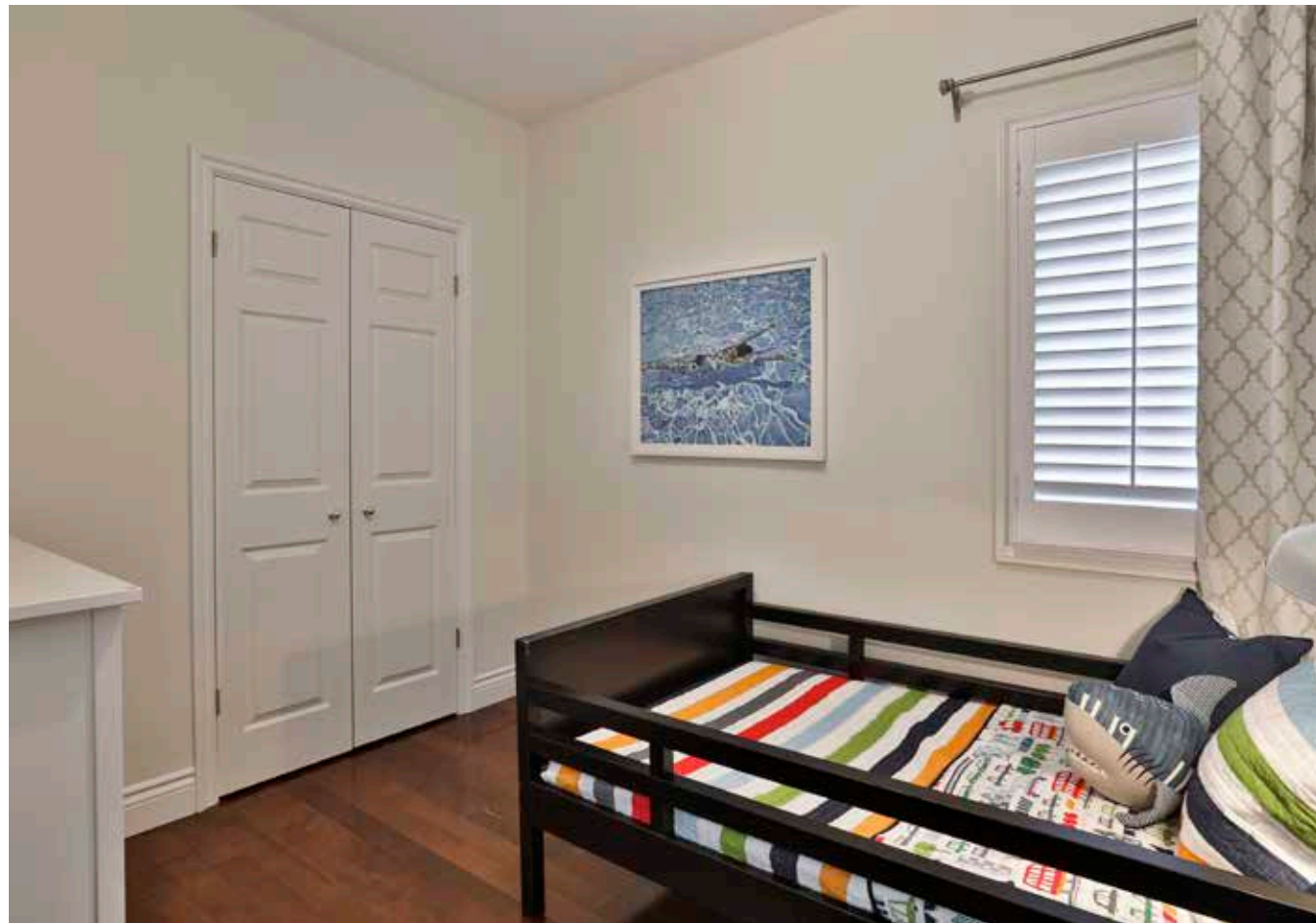




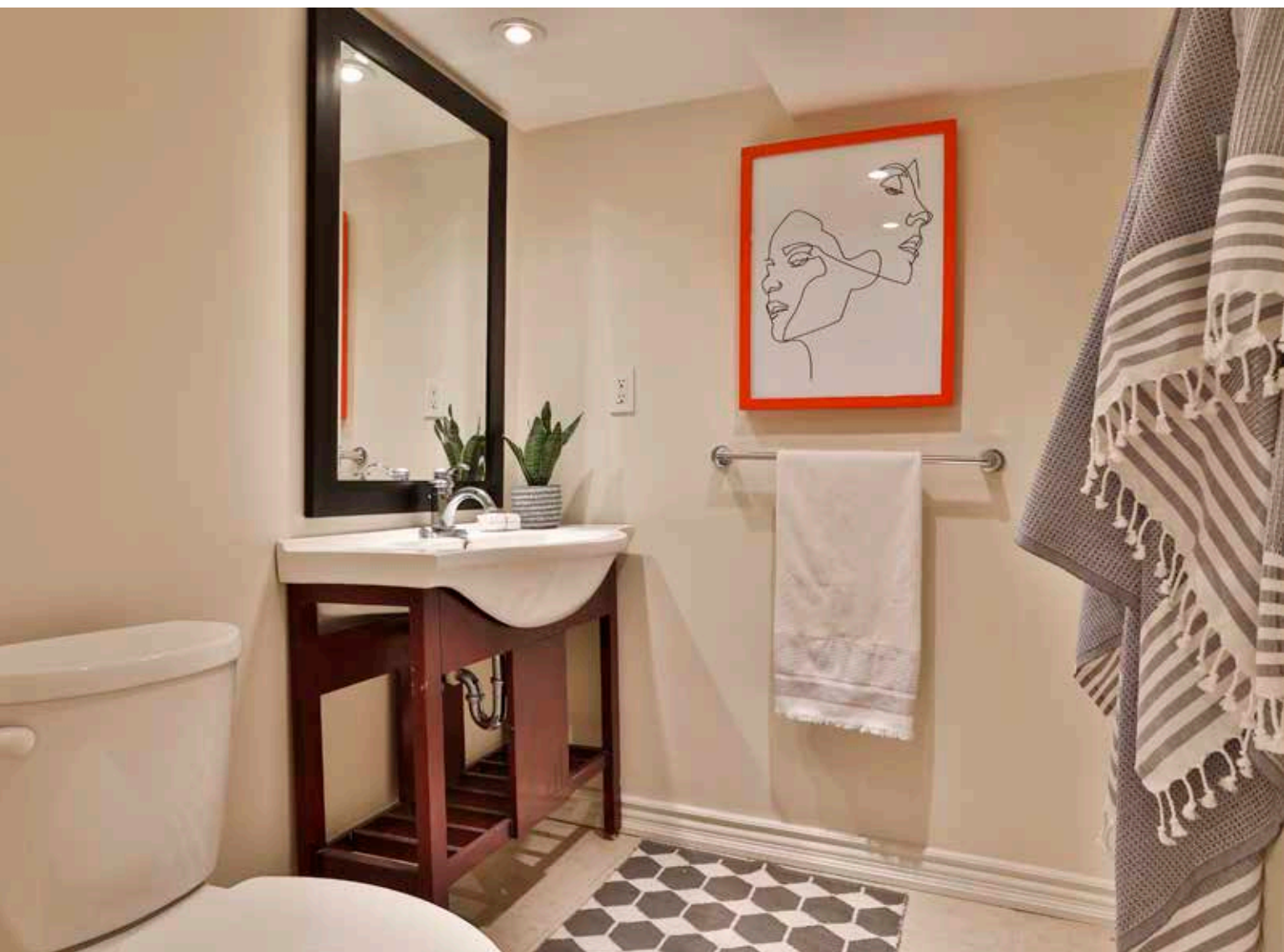




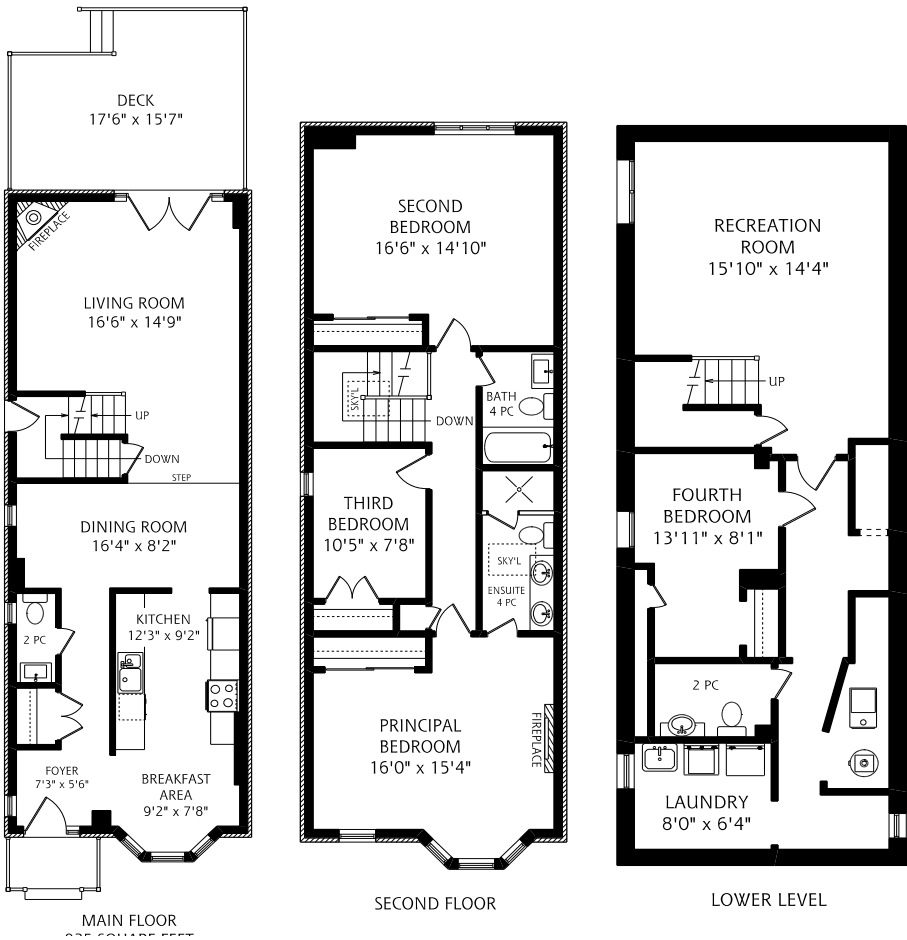












Details

LOT
26 feet by 124 feet

TAXES
\$7,976.06 (2020)

POSSESSION
90 days or To Be Arranged

HEATING
Forced Air, Gas

COOLING
Central Air Conditioning

DRIVEWAY
Front Yard Permit Parking

Features

- Renovated from top to bottom
- Hardwood floors on main and second floors
- Eat-in kitchen with beautiful bay window overlooking front garden
- Open-concept dining and living areas
- Large living room with elegant gas fireplace
- Walk-out to spacious back garden from living room
- Convenient main floor powder room
- Large skylight on second floor landing
- Generously sized primary bedroom with charming gas fireplace
- Primary bedroom ensuite bathroom featuring a skylight
- Lower level with ample ceiling height
- Versatile recreation room and additional bedroom and bathroom on lower level
- One car permitted front pad parking space
- Excellent in-district schools including Eglinton Junior Public School, Hodgson Middle School and North Toronto Collegiate Institute and close to many top private schools
- Conveniently accessible to the shops on Yonge Street, Mount Pleasant, Eglinton Avenue and minutes from downtown
- Walking distance to Eglinton and Davisville Subway Stations

- 2020
- New washer
 - New dryer
 - New dishwasher
 - New retaining wall for front yard
 - New back fence on the west side
- INCLUSIONS**
- Frigidaire stove, refrigerator, microwave and dishwasher, Whirlpool washer and dryer, all window coverings and light fixtures

- EXCLUSIONS**
- Mirror in lower level bathroom

- RENTAL ITEMS**
- Hot Water Heater

- IMPROVEMENTS**
- 2015
- Renovated 2-piece powder room
 - Renovated 3-piece bathroom on second floor
 - Renovated 3-piece in primary bedroom ensuite
 - Renovated kitchen – replaced cabinets and installed new floor tiles
 - New tiles in foyer
 - Added phantom screen on back two doors
 - Added California shutters

- 2016
- New brick on front steps

- 2017
- New windows on main and second levels
 - New front door
 - New bay windows
 - New skirts on bay windows
 - New roof
 - New insulation in attic
 - New soffits
 - Improved drainage



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.



Cailey Heaps

B.Comm.

SALES REPRESENTATIVE,
PRESIDENT & CEO

416.424.4910
Cailey@HeapsEstrin.com



Brenna Whyte

M.Sc.

SALES REPRESENTATIVE

647.895.3827
Brenna@HeapsEstrin.com

HEAPSESTRIN.COM



Follow us to learn more about our exclusive listings, events and contests.

For Royal LePage Real Estate Services Heaps Estrin Team, Brokerage. All information and statements contained herein, provided by Royal LePage Real Estate Services Heaps Estrin Team, Brokerage regarding property for sale, rental or financing is from sources deemed reliable and assumed correct, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal without notice.

Royal LePage Real Estate Services Heaps Estrin Team, Brokerage Independently Owned and Operated