



HEAPS ESTRIN

REAL ESTATE TEAM



39 Bessborough Drive





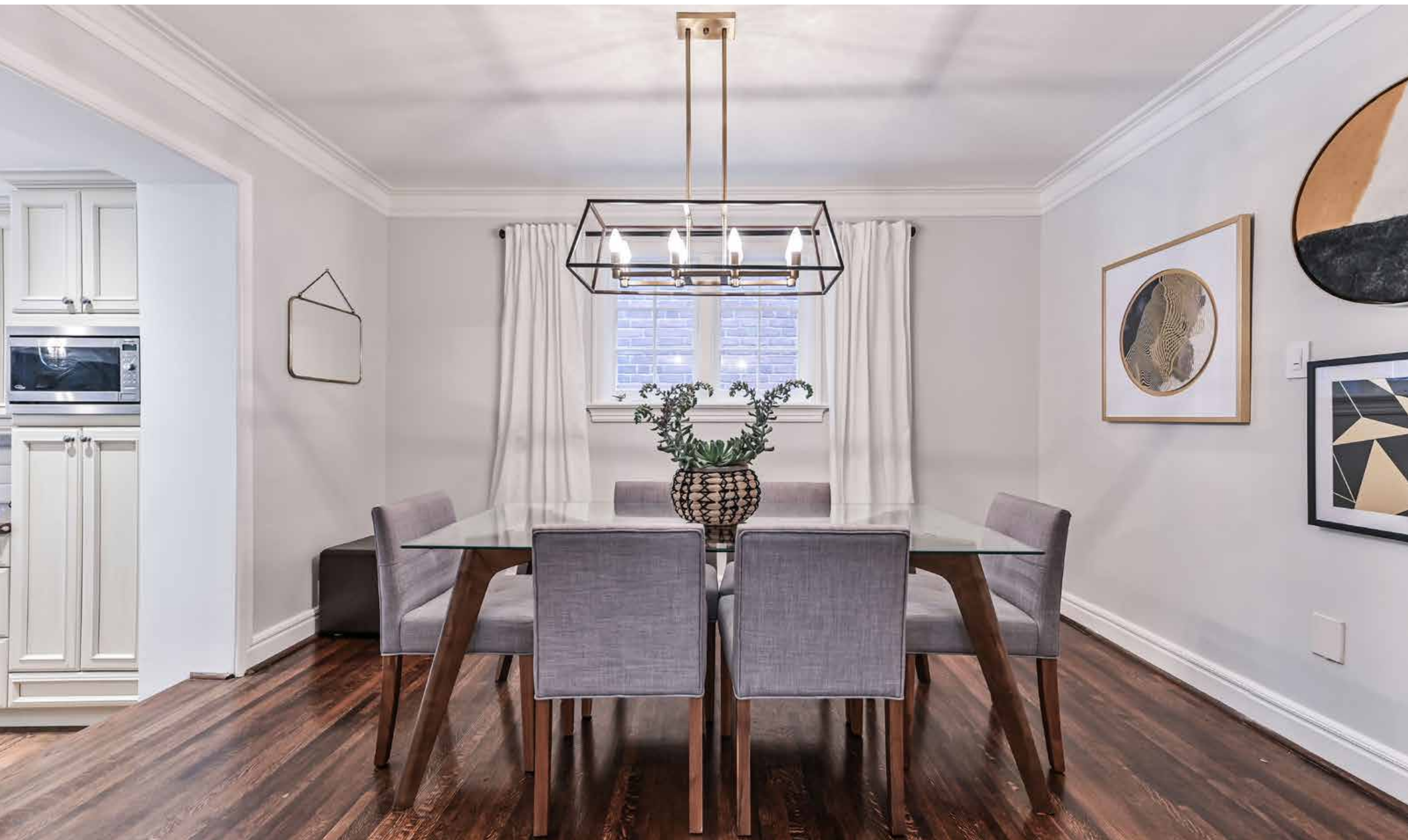
## 39 Bessborough Drive

The perfect family home in an idyllic setting, this property offers a room for every need and an effortless flow for easy family living. Upon entering, you are greeted by two functional rooms versatile enough to be an office, mudroom or playroom. Continuing through the inviting main floor, you enter the heart of the home which is generous in proportion and abundant in natural light. The formal living room offers a wood burning fireplace and opens onto the large kitchen and family room, with wall of windows that showcases the private backyard and poolside views. On the second level there are four bedrooms, including a spacious, light-filled master ensuite, and the finished lower level provides additional family space to gather or play. The private drive, superb location and schools complete this perfect package, perfectly located just steps to Bayview Avenue, the Moore Park ravine, bike trails, Evergreen Brickworks, parks, excellent schools, TTC and immediate access to downtown. Great school district: Rolph Road Elementary School, Bessborough Middle School and Leaside High school.













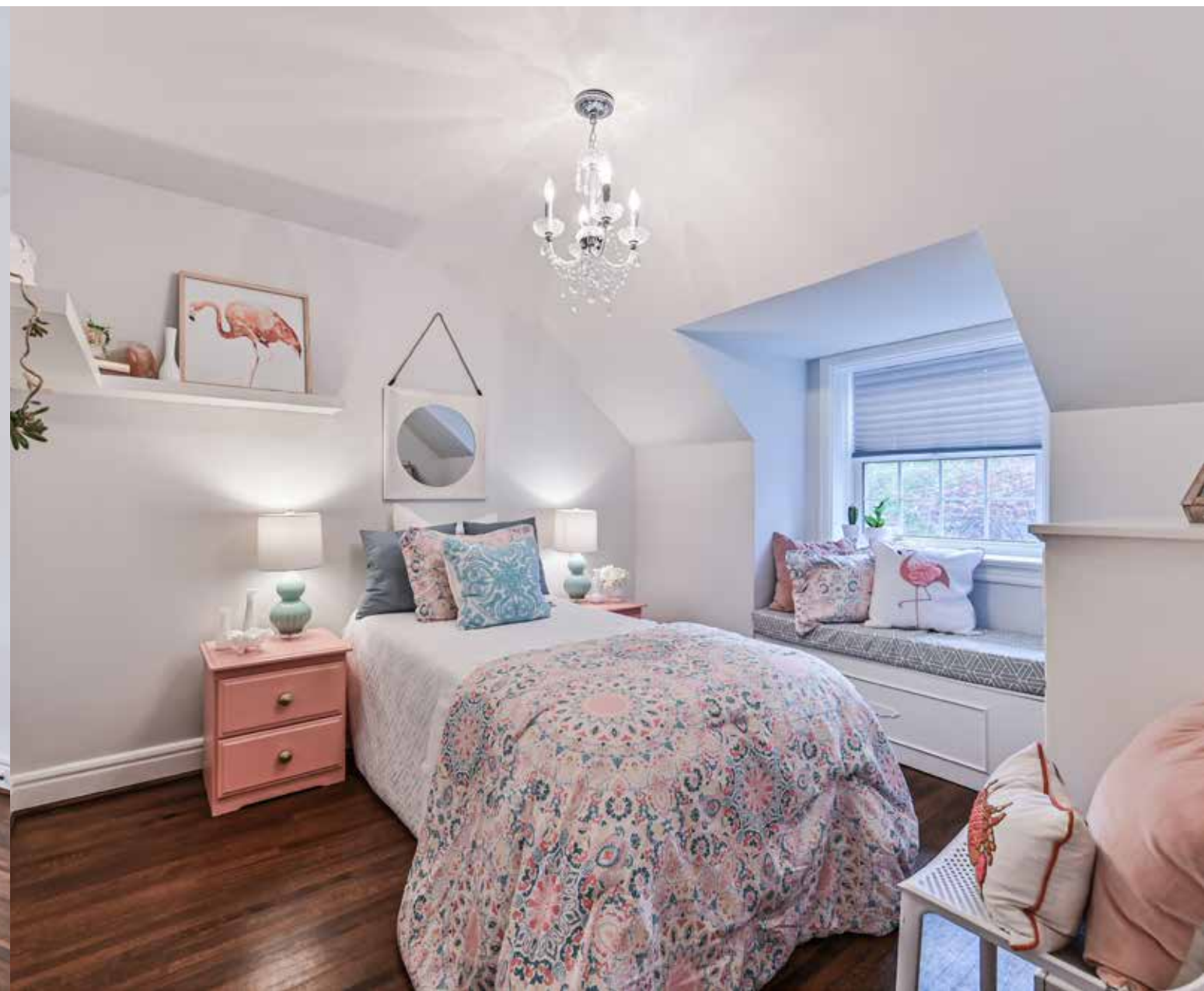
















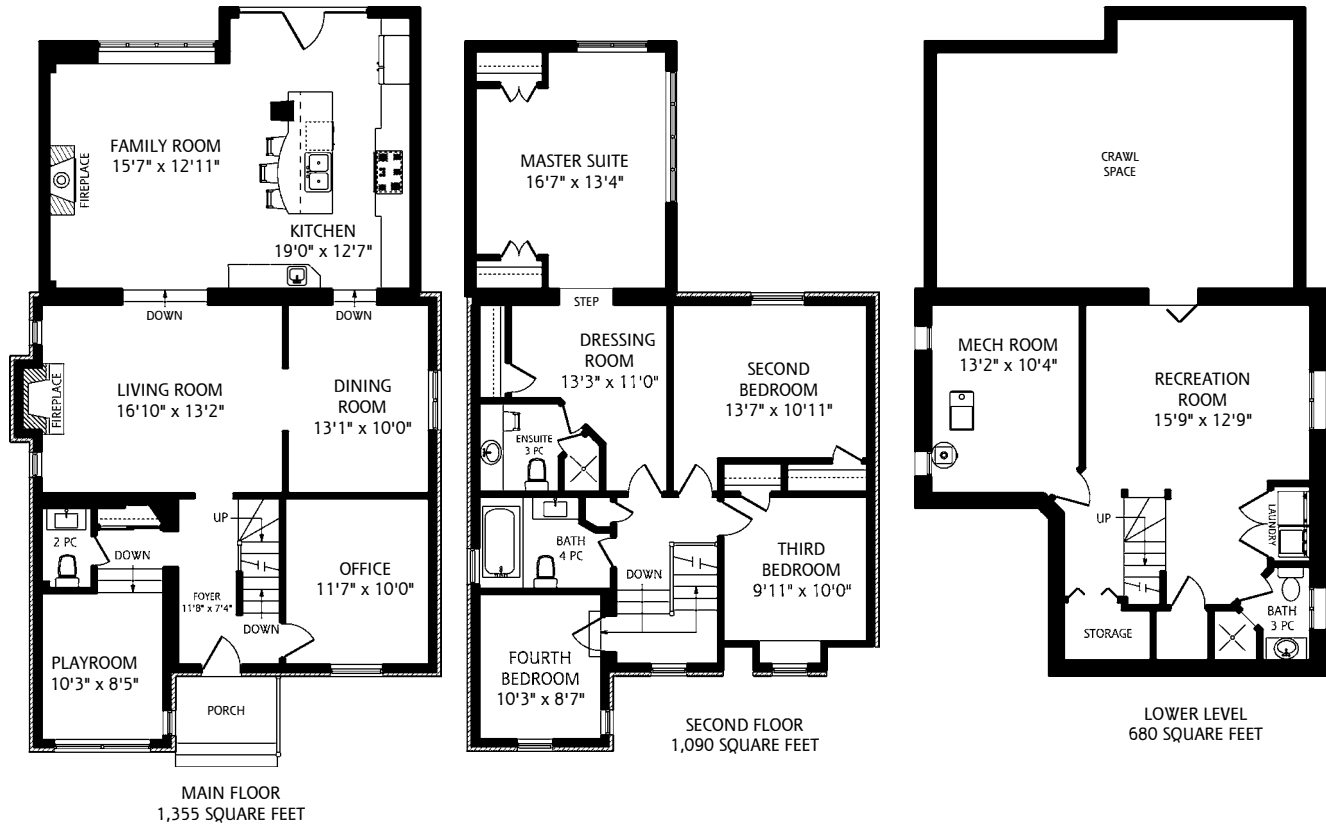












# Details

**LOT SIZE**  
32.33 feet by 125 feet

**TAXES**  
\$9373.70 (2019)

**POSSESSION**  
30-60 Days or to be arranged

**HEATING**  
Forced Air Gas

**COOLING**  
Central air conditioning

**DRIVEWAY**  
Private Drive with parking for two cars

# Features

- Coveted street in one of Toronto's most desirable neighbourhoods
- Large, detached family home with private drive
- Formal living room with beautiful mantle and wood-burning fireplace. Flanked by leaded glass windows, which add a lovely formal touch to the space
- Sunken family room with gas fireplace. Open concept family room overlooks the large, bright kitchen
- The kitchen provides a large island, which offers ample counter and eating space. A coffee station and walkout to the pool also reinforce functionality and appeal of this inviting space
- The main floor also includes an office and mudroom/playroom with two-piece ensuite
- Second level offers four spacious bedrooms
- The Master ensuite is large and includes a sitting room
- The lower level provides good family space, storage and a three-piece bathroom
- A picture-perfect backyard with pool and hot tub, sitting areas and dynamic views
- Steps to Trace Manes Park with Tennis Club and Splash Pad, Leaside Memorial Gardens and Arena and Swimming Pool, boutique shops on Millwood, Laird, and Bayview Avenue
- Leaside residents can enjoy nature and fitness activities in Serena Gundy Park and in the ravine leading to Brickworks
- Sunnybrook Park features top notch sports fields, an exercise trail, horseback riding stables and a licensed snack bar operated by the Parks and Property Department
- Great school district including Rolph Road Public Elementary, Bessborough Middle School and Leaside High School
- Close proximity to top private schools
- Easy access to the future Eglinton LRT
- Minutes to downtown and the Don Valley Parkway

- IMPROVEMENTS**
- New roof on main house (2015)
  - Pool solar panel system (2013)
  - Hot tub installed (February 2013)
  - Pool liner replacement (2012)
  - Backyard stone paving around the pool, side path and front path stone paving (2008)
  - Kitchen and family room extension including new kitchen, hardwood flooring and gas fireplace (2007)

- INCLUSIONS**
- Panasonic microwave
  - Capital six-burner gas stove
  - Miele dishwasher
  - Kitchen Aid fridge
  - Gas and wood burning fireplace
  - All windows coverings (except in dining room)
  - All electronic light fixtures
  - Hot tub and pool equipment

- EXCLUSIONS**
- All televisions
  - Window coverings in dining room

- RENTAL ITEMS**
- Furnace
  - Air conditioning and equipment
  - 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.

---



Cailey Heaps Estrin

B.Comm.

SALES REPRESENTATIVE  
& MANAGING DIRECTOR

416.424.4910

Cailey@HeapsEstrin.com



& Colette Chaput-Villamizar

B.Sc, MaHT.

SALES REPRESENTATIVE

416.274.9312

Colette@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