

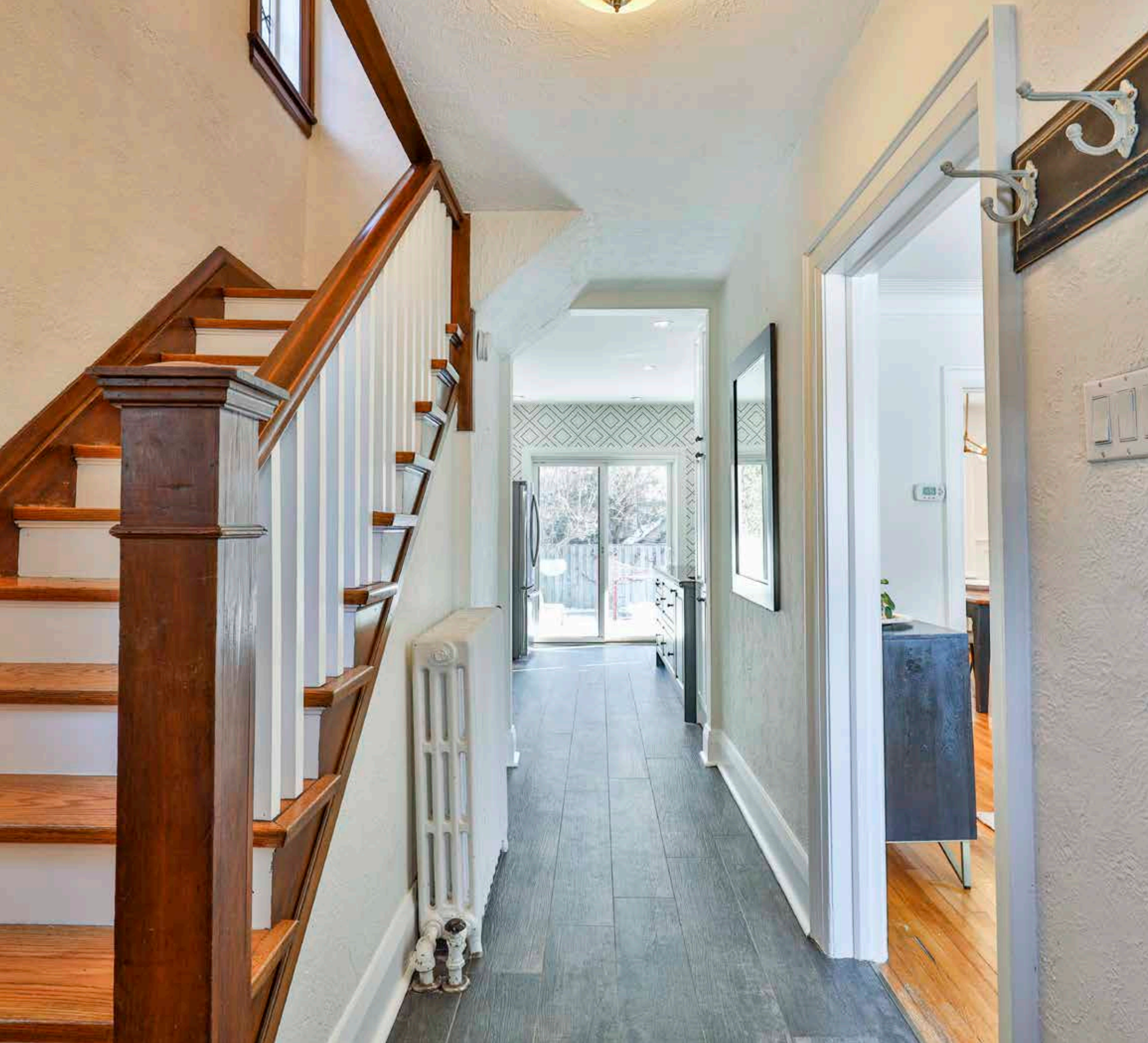


HEAPS ESTRIN

REAL ESTATE TEAM



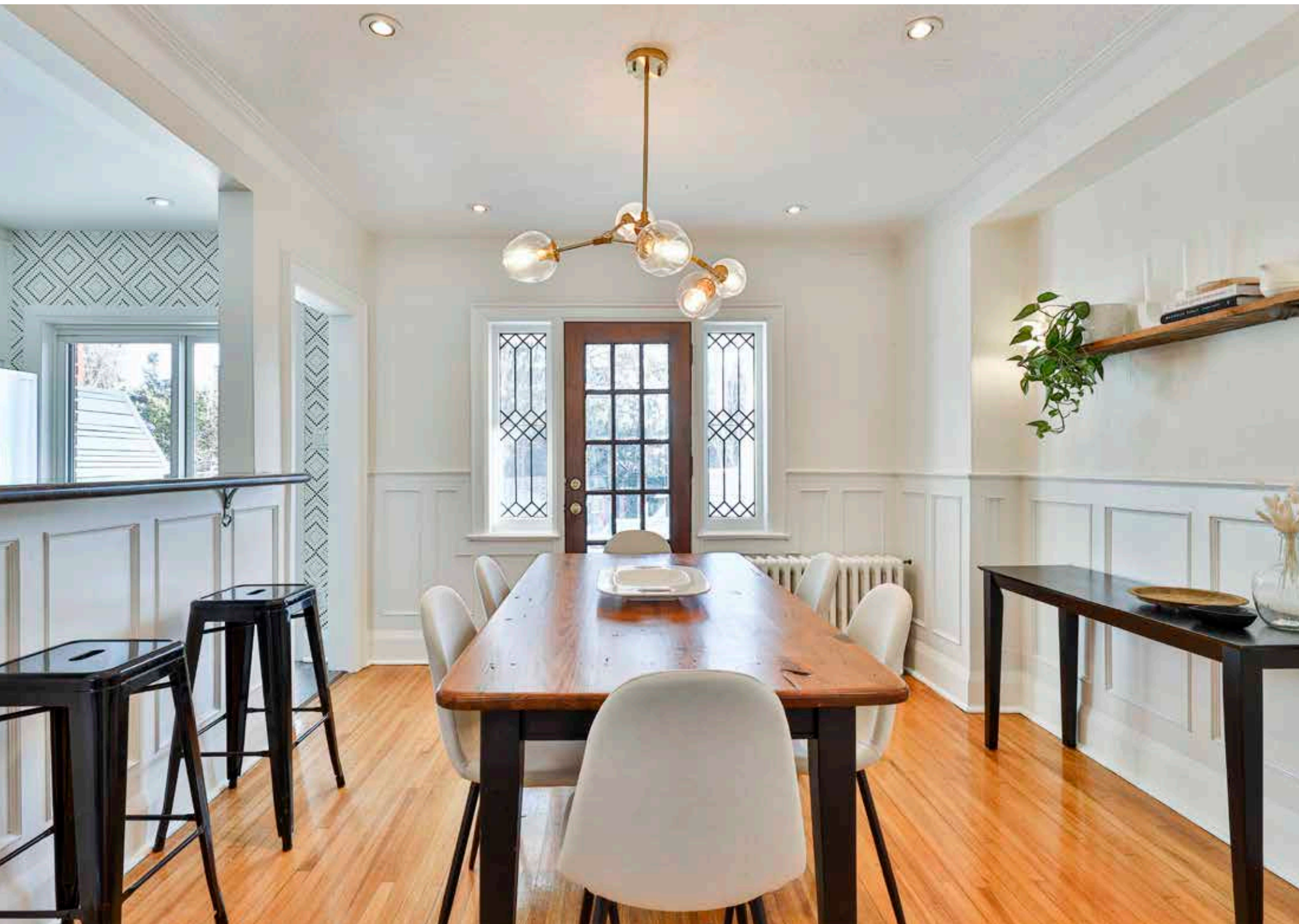
5 Donegall Drive



5 Donegall Drive

Welcome to 5 Donegall Drive, a classic Tudor-style home with a blend of original character features and tasteful renovations throughout. This fantastic prime South Leaside charmer is “The One” and the perfect opportunity to move to a highly sought-after and desirable neighbourhood. A bright and airy kitchen with granite countertops and breakfast bar, overlooking the dining room with walk outs to an exquisite well-manicured, low maintenance back garden with plenty of room for entertaining. An abundance of natural light fills the living room through the beautifully, handcrafted leaded front windows. The stunning hardwood floors, crown moulding and wood burning fireplace add to the character-rich mix of updated quintessential and tasteful touches. The upper level has three well-proportioned bedrooms with hardwood floors, ample closet space, a renovated four-piece bathroom, and an impressive second bedroom with walkout to deck with glass railings, ideal for enjoying your morning coffee or late night cocktail. Fully finished lower level features a recreation room, ideal for family entertainment, teenager, guest and/or nanny suite, serviced by a three-piece bathroom. Large laundry room with laundry sink and plenty of room for storage. Location can’t be beat. Easy parking with private drive off of Millwood Road. Close proximity to a wonderful collection of shops, restaurants and grocers on Bayview Avenue. A short walk to highly-rated schools, and nearby to the city’s top daycares and private schools. The community is unmatched with the multitude of recreational activities available, the library and the abundant green space and parkland. Convenient access to public transit, the future LRT and a myriad of commuter highways. This is the perfect home and location for a busy family with the community right at your doorstep.







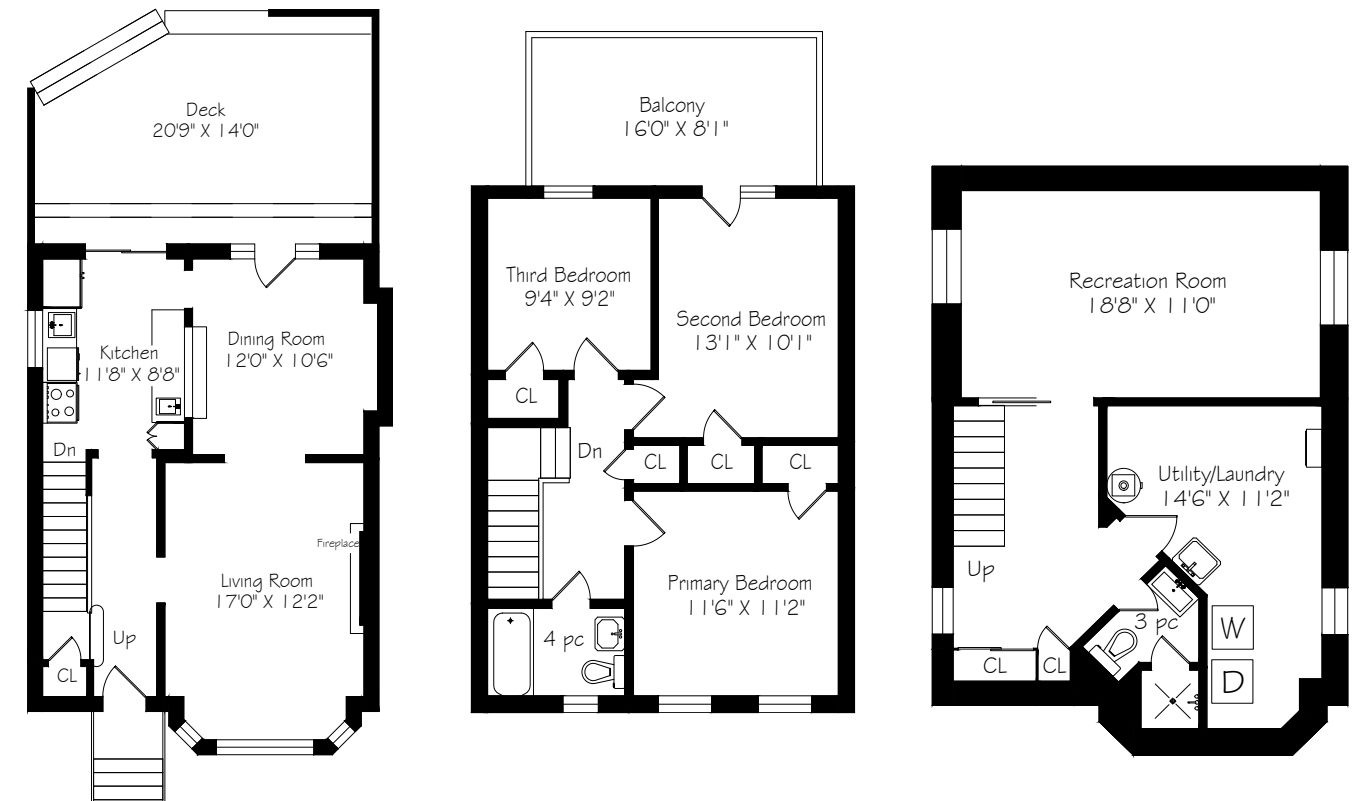












LOT SIZE

25 feet by 100 feet, plus additional 25 feet by 10 feet private driveway off of Millwood (irregular lot, please see survey)

TAXES

\$7,309.66 (2020 annual)

POSSESSION

Flexible

HEATING

High efficiency hot water gas boiler

COOLING

Air conditioning wall unit

DRIVEWAY

Private driveway; total parking for two

Features

- Three bedroom, two bathroom South Leaside home
- Two-storey, classic Tudor-style brick and stucco detached home with private drive, total parking for two cars
- Handsome front foyer with coat closet and beautiful hardwood stairwell
- Fully appointed and updated kitchen with stainless steel appliances, granite countertops and convenient breakfast bar, overlooking the dining room with walk out access to the spacious landscaped back garden
- Sun-filled dining room with hardwood floors and trim, wainscoting, crown moulding and plenty of natural light from the front and back of the house, with second access point to the back yard
- Bright and well-proportioned living room with hardwood floors and trim, crown moulding, wood burning fireplace and handcrafted lead windows, overlooking the beautiful landscaped and stone path at the front of the house
- The second level features three large bedrooms with hardwood floors, ample closet space, including second bedroom with large private glass-walled deck, all serviced by an updated four-piece bathroom
- Finished lower level recreation room with broadloom and window, ideal for a teenager, guest or nanny suite, serviced by a three-piece bathroom
- Hallway storage at the bottom and under the stairs, great for tucking away and organizing seasonal decorations and sports equipment
- Large lower laundry room with laundry sink, freezer and additional storage space
- Private, fenced-in and fully landscaped backyard with deck and interlocking stone
- Approved zoning plans to allow rear addition
- Excellent school district: Bessborough Drive Elementary and Middle School, St Anslem Catholic School and Leaside High School
- Close proximity to some of Toronto’s best childcare facilities and private schools
- Steps to fantastic 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

- Short walk to Sandy Bruce Park, an off-leash dog park, and many hiking, biking and jogging trails, including Mt Pleasant Cemetery and Evergreen Brickworks
- Centrally located to the many restaurants, shops and amenities on Bayview Avenue and Laird Avenue
- Easy access and only minutes to the TTC, future Eglinton LRT Crosstown stop, highways, downtown and the financial core
- Wonderful neighbours and a tremendous sense of community

IMPROVEMENTS

- Painted main floor (2021)
- Polished main floor hardwood flooring (2020)
- Installed foyer, kitchen and lower level flooring (2020)
- Kitchen updated (2020)
- New Samsung stainless steel kitchen appliances (2020)
- Painted front exterior of house (2019)
- Installed master bedroom glass enclosed deck (2019)
- New Maytag Centennial washer and dryer (2019)
- Renovated second level four-piece bathroom (2019)
- Professionally landscaped front porch, front gardens and front stone path (2018)
- Professionally landscaped back gardens (2018)
- New Well McLain Ultra S4 Gas Boiler (2018)

INCLUSIONS

- Samsung Stainless Steel French Door Refrigerator
- Samsung Stainless Steel Freestanding Electric Range
- Samsung Stainless Steel Over the Range Microwave
- Samsung Stainless Steel Dishwasher
- Maytag Centennial Washer and Dryer
- Danby chest freezer (lower level)
- Broadloom (where laid)
- Air conditioning wall unit
- All electric lights and fixtures (except where excluded)
- All window coverings (except where excluded)

EXCLUSIONS

- Dining room chandelier
- Second bedroom window coverings

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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