



HEAPS ESTRIN

REAL ESTATE TEAM



52R Badgerow Avenue



## 52R Badgerow Avenue

Welcome to 52R Badgerow Avenue, a truly unique two storey coach house tucked away on a quiet street in the trendy Leslieville neighbourhood. Overflowing with character, this charming single-family home features spacious principal rooms, beamed ceilings, white oak flooring throughout, and large windows allowing for an abundance of natural light. As you enter the home you are met with a spacious glass door enclosed foyer featuring stone tile flooring, a main floor powder room, and a double coat closet. Stepping into the primary living space the home opens up to a combined kitchen and dining area featuring a chef's style kitchen with beautiful granite countertops and integrated stainless-steel appliances, a large dining area, and soaring ceilings opening to the second floor. French doors lead to the sun filled main floor living room offering a cozy stone mantle gas fireplace, built-in shelving, and sliding glass doors leading to a picturesque front patio.

Hardwood staircase ascends to the upper level where you will find a stunning master retreat featuring vaulted ceilings, his and hers ensuite with double sinks and standing glass shower, and a spacious walk-in closet with a window overlooking the front garden. The sizable second and third bedrooms include hardwood floors, roughed in closets that can also double as a study nook, and stylish interior picture windows. Functional lower level providing a recreation room, at home workspace, laundry room, workshop and an abundance of storage.

Walk out to your private outdoor oasis where you will find a generously sized patio, perfect for entertaining, beautiful garden, sun filled deck, storage shed and mature trees allowing for complete privacy. Steps to public transit, shops, restaurants and patios. Minutes to Don Valley Parkway, Toronto waterfront, and downtown central business districts.







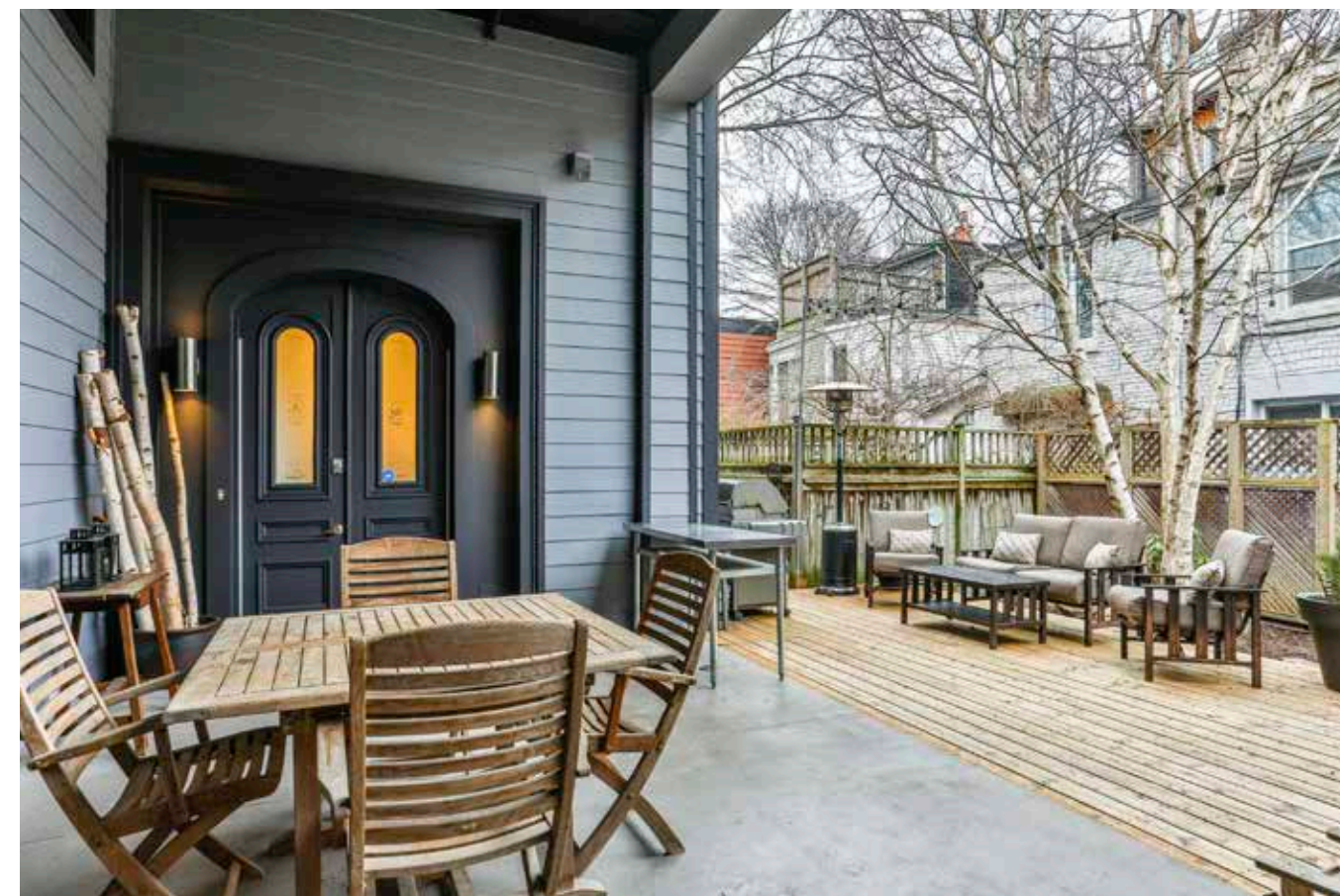
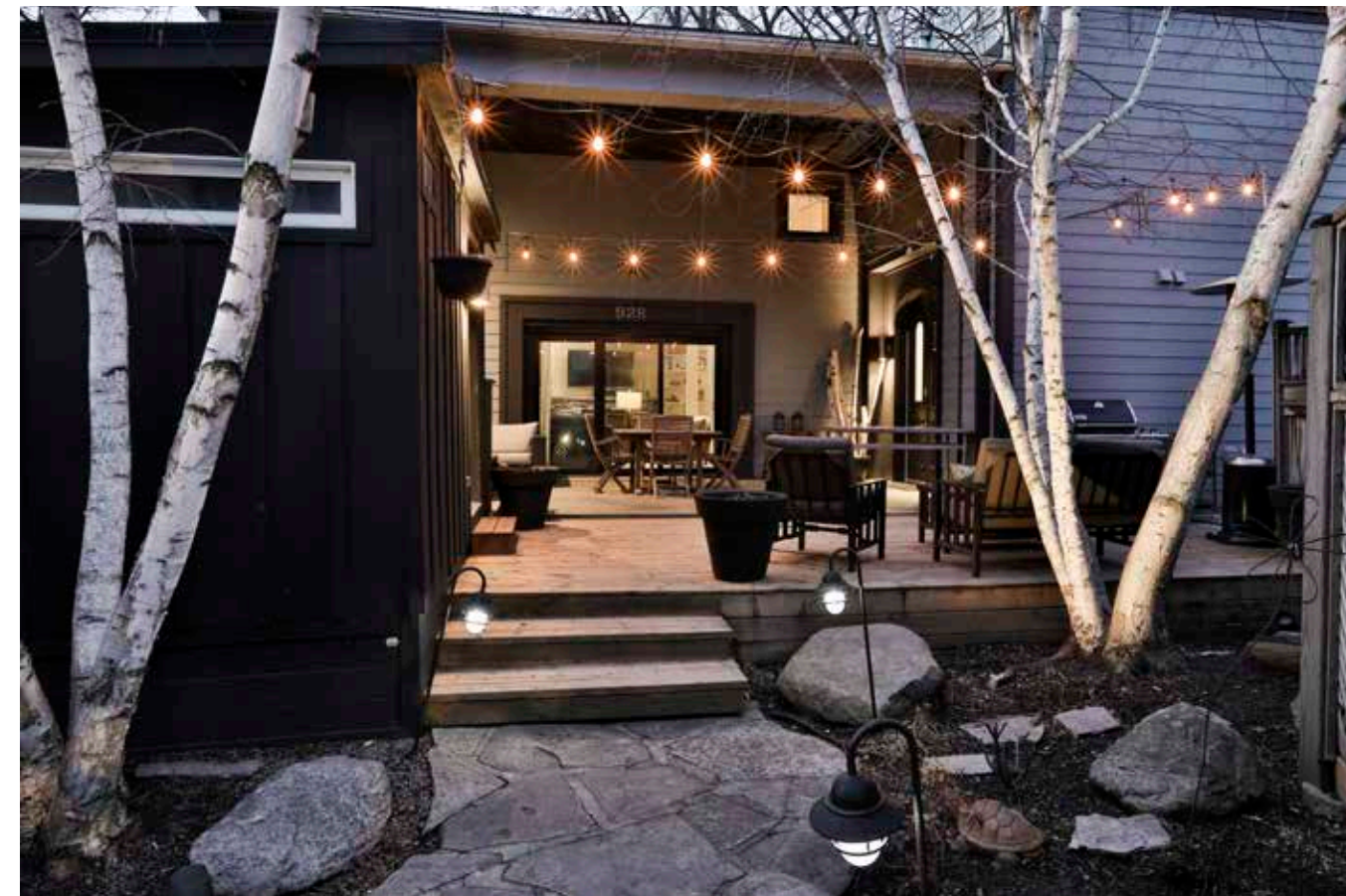
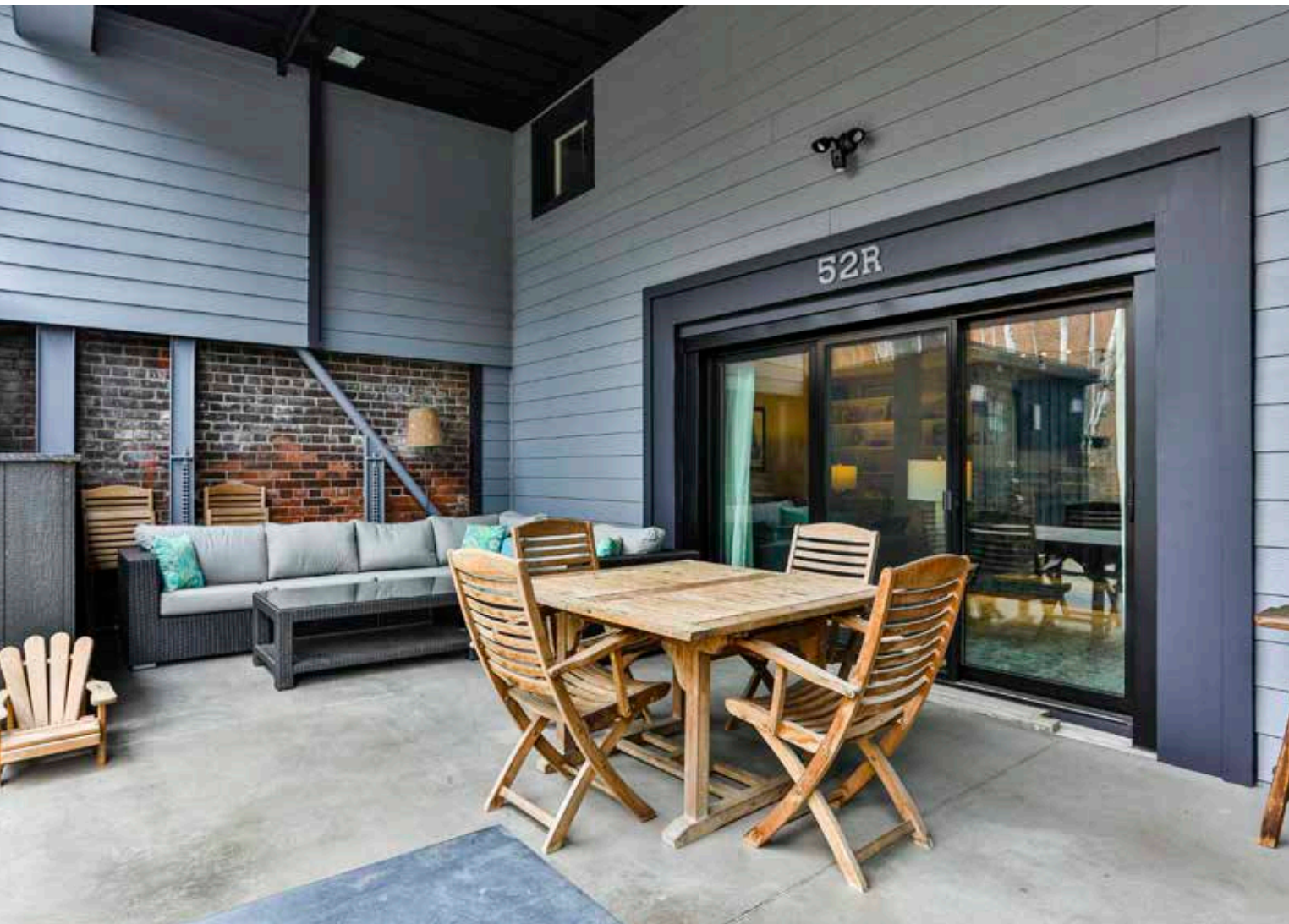


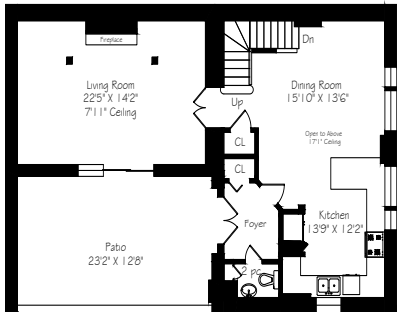






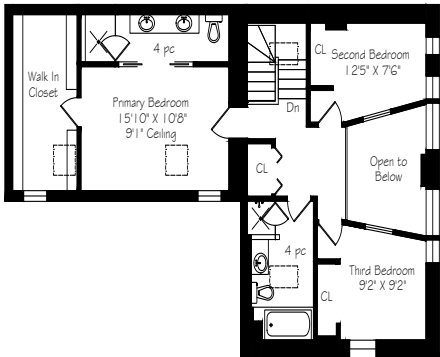






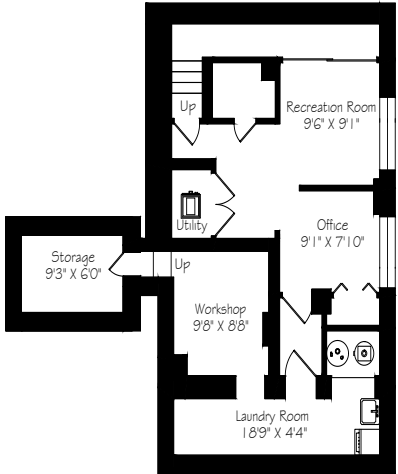
Main Floor  
1074 Square Feet

Measurements and Calculations are approximate  
To be used as guidelines only



Second Floor  
993 Square Feet

Measurements and Calculations are approximate  
To be used as guidelines only



Lower Level  
579 Square Feet

Measurements and Calculations are approximate  
To be used as guidelines only

# Details

<b>LOT SIZE</b> 49.52 Feet X 53.31 Feet Irregular: West: 108.4 Feet, North: 49.62 Feet, South: 9.5 Feet, East: 36 Feet	<b>HEATING</b> Forced air gas
<b>TAXES</b> \$ 4,467.79 (2020)	<b>COOLING</b> Central air conditioning
<b>POSSESSION</b> 75-90 Days	

# Features

- A truly unique two storey coach house tucked away on a quiet street in the heart of Leslieville.
- Spacious glass door enclosed foyer featuring stone tile flooring, a main floor powder room, and a double coat closet
- Chef's style kitchen with beautiful granite countertops, integrated stainless-steel appliances and an abundance of storage
- Open-concept dining area offering soaring ceilings opening to the second floor and large windows allowing for an abundance of natural light
- Sizeable living room enclosed by French style doors featuring a cozy gas fireplace with stone mantle, built-in shelving, and sliding glass doors leading to a picturesque front patio
- Stunning master retreat featuring vaulted ceilings, his and hers ensuite with double sinks and standing glass shower, and a spacious walk-in closet with a window overlooking the front garden
- Generous second and third bedrooms including hardwood floors, roughed in closets that can also double as a study nook, and stylish interior picture windows
- Functional lower level providing a recreation room, a workspace, laundry room, workshop and an abundance of storage
- Gorgeous outdoor oasis where you will find a generously sized patio, perfect for entertaining, beautiful garden, sun filled deck, storage shed and mature trees allowing for complete privacy.
- Excellent parking in private drive
- Steps to public transit, shops, restaurants and patios
- Minutes to Don Valley Parkway, Toronto waterfront, and downtown central business districts
- School Districts: Pape Avenue Jr. Public School, Queen Alexandra Middle School, Riverdale Collegiate Highschool

- ### IMPROVEMENTS
- Some Windows Replaced (2021)
  - Exterior Painting (2021)
  - Lower Level Painting (2021)
  - Roof Shingles (2018)
  - Second floor white oak flooring (2021)

- ### INCLUSIONS
- Kenmore gas stove
  - Panasonic microwave
  - Kenmore fridge
  - Kenmore dishwasher
  - Gas burner and equipment
  - Central air conditioning and equipment
  - All electronic light fixtures
  - Monogram wine fridge
  - Gas fireplace
  - All window coverings

- ### EXCLUSIONS
- Wall mounted televisions
  - Lower-level chest freezer
  - BBQ

- ### RENTAL ITEMS
- None



# 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



Scott Vasiliou

B.Comm.

SALES REPRESENTATIVE

416.388.1187

Scott@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