



www.IIVANDERHOOF AVENUE.com

HEAPS ESTRIN

REAL ESTATE TEAM

your
BEST MOVE

Cailey Heaps Estrin, Sales Representative
416.424.4900 cailey@heapsestrin.com
www.heapsestrin.com



II VANDERHOOF AVENUE

A truly spectacular home with a contemporary feel in a prime South Leaside location. Fabulous layout and impeccable design, as featured in "Style At Home" magazine. Extensive upgrades throughout with excellent attention to detail. Finished lower level with walkout to a spectacular south facing garden. Located on a great block with a strong sense of community. Walking distance to transit, parks, schools and amenities. Rarely do you see a home of this caliber.

HEAPS
ESTRIN
REAL ESTATE TEAM

*For Royal LePage Real Estate Services, Heaps Estrin Team. All information and statements contained herein, provided by Royal LePage Real Estate Services, Heaps Estrin Team 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. Taking care to preserve the environment with 100% recycled paper and powered by Bullfrog Power, Canada's 100% green electricity provider.

FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Custom built three bedroom home in desirable South Leaside
- Great block with fantastic sense of community
- Extensive upgrades throughout with excellent attention to detail
- Well designed living spaces, ideal layout with great flow
- Nine foot ceilings on main floor
- Open concept kitchen and family room
- Generous bedroom sizes
- Lovely master bedroom overlooking beautiful garden
- Finished lower level with nanny's suite and walkout to backyard
- Bright and spacious recreation room with great ceiling height and walkout to garden
- Oversized laundry room
- Well landscaped front and back gardens with in ground sprinkler system
- Private and low maintenance South facing garden with large deck and Astroturf
- Private driveway with parking for two cars
- Walk to TTC, shops and restaurants
- Excellent schools in district: Bessborough Drive Elementary and Middle School and Leaside High School
- Close proximity to Trace Manes Park, Leaside Memorial Recreation Centre

IMPROVEMENTS:

- Master bedroom, upstairs hallway, laundry room, master bedroom ensuite and second floor bathroom painted (2016)
- Programmable thermostat installed (2016)
- New pot lights on main floor (2015)
- New front hall closet organizer (2015)
- New wool runner on stairs from main floor to lower level (2015)
- Lower level bathroom painted (2015)
- New central air conditioning system (2014)
- Updated family room (2014) including:
 - New gas fireplace unit and new ventilation for fireplace
 - Custom designed built-in wall unit with Cremona bolt hardware
 - Pot lights
 - Painted throughout
 - New Hunter Douglas window coverings
 - Designer wallpaper
- Dining room painted and new pot lights installed (2014)
- Lower level painted and new sliding door installed (2014)
- New metal door leading to garage (2014)
- Landscape Astroturf with shock/drain pad installed in backyard (2013)
- Powder room fully updated (2012)
- New Electrolux refrigerator with built-in ice maker (2012)
- New KitchenAid gas cooktop (2012)
- New Bosch dishwasher (2012)
- Roof resingled with 25 year shingles, new metal valleys and vents (2012)
- Custom Hunter Douglas window coverings and blinds installed (2010)
- New front load washer and dryer (2010)
- Hardwood floors refinished on main level
- Wool carpet in all second level bedrooms
- Wool runner on stairs from main floor to second level
- Updated kitchen (2008)
- Second floor bathroom renovated including in floor heating
- Updated lower level bathroom
- Closet organizing systems installed in all bedroom closets

ADDITIONAL INFORMATION:

Inclusions: Stainless steel Electrolux French door fridge with bottom freezer, stainless steel Kitchen Aid oven with five burner gas cooktop, stainless steel Zephyr hood fan, stainless steel Bosch dishwasher, LG front load washer and dryer, all California shutters, all window coverings and blinds (except where excluded), all electric light fixtures (except where excluded), in ground sprinkler system and equipment, central vacuum system and equipment, central air conditioning system and equipment and gas burner and equipment.

Exclusions: Mirror art over fireplace, mirror in foyer, mirror in second floor bathroom, towel hooks in second floor bathroom, window coverings in third bedroom, television and mounting bracket, sound bar, upright freezer in laundry room, light sconces in third bedroom and lantern light in kitchen.

Lot: 25.04 feet by 132.60 feet.

Driveway: Private driveway.

Garage: Built-in garage. A portion of the garage has been converted to a nanny's suite, easy to convert back.

Heating: Forced air gas.

Cooling: Central air conditioning.

Taxes: \$8,001.55 (annual 2016).

Possession: July 2016 or to be arranged.

OFFERED FOR SALE AT \$1,650,000

MAIN FLOOR

Foyer

- Stone and wood floor
- High ceiling
- Large double closet with custom built-in storage
- Crown moulding
- Pot lights
- Custom paneled walls

Living Room (currently used as a study/music room)

- Hardwood floor
- Crown moulding
- French doors to dining room
- Overlooks front garden and street

Dining Room

- Hardwood floor
- Crown moulding
- Ceiling medallion
- Wall sconces
- Overlooks living room/study

Kitchen

- Hardwood floor
- Custom cabinetry with Quartz countertop
- Glass display shelves
- Valence lighting
- Tile backsplash
- Breakfast bar
- Built-in wine rack
- Crown moulding
- Pot lights
- Appliance nook
- Double undermount sink
- Stainless steel appliances
- Overlooks breakfast room, family room and garden

Breakfast Room

- Hardwood floor
- Pot lights
- Crown moulding
- Custom window coverings
- Wallpaper accent wall
- Open to family room
- Overlooks kitchen
- Walkout to deck and garden

Family Room

- Hardwood floor
- Gas fireplace with herringbone stone surround and wood mantle
- Pot lights
- Crown moulding
- Wall to wall built-in wall unit with Cremona bolt hardware
- Wallpaper accent walls
- Custom window coverings
- Open to breakfast room
- Overlooks back garden
- Walkout to back deck

Renovated Powder Room





SECOND FLOOR

Landing

- Hardwood floor
- Wainscoting
- Crown moulding
- Pot lights
- Skylight

Master Bedroom

- French door entry
- Broadloom
- Wall to wall closets with custom built-in organizers
- Crown moulding
- California shutters
- Large windows overlooking back garden
- Excellent natural light

Four Piece Ensuite

- Tile floor
- Built-in vanity with stone countertop
- Separate jet tub
- Separate shower with glass enclosure and marble surround
- Crown moulding
- Skylight

Second Bedroom

- Broadloom
- Double closet with built-in organizers
- Display shelves
- Skylight

Third Bedroom

- Broadloom
- Double closet with built-in organizers
- Wainscoting
- California shutters
- Display shelf
- Double windows overlooking front garden

Four Piece Bathroom

- Heated tile floor
- Tub with tile surround
- Crown moulding
- Wainscoting
- Built-in storage/display shelf
- California shutters
- Window overlooking front garden





LOWER LEVEL

Large Recreation Room

- Broadloom
- High ceiling
- Gas fireplace with wood mantle
- Pot lights
- Great natural light
- Walkout to backyard

Fourth Bedroom

- Broadloom
- High ceiling

Three Piece Bathroom

Large Laundry Room

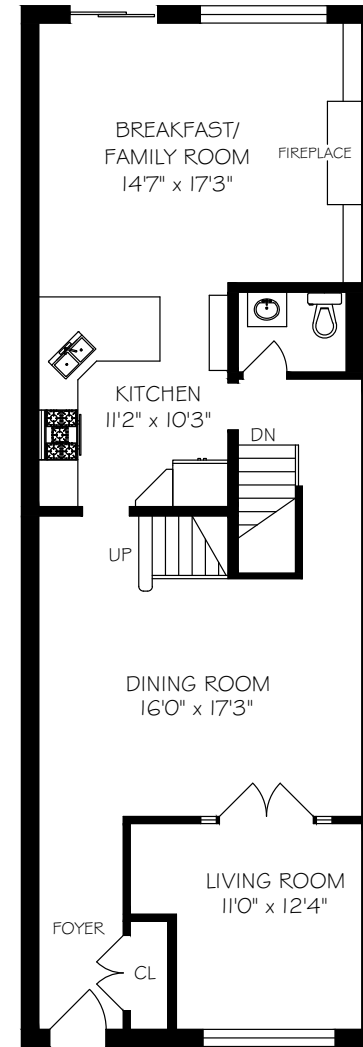
- Tile floor
- High ceiling
- Laundry sink
- Built-in storage
- Access to partial garage
- Access to bike storage

Furnace Room

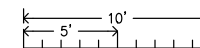
- Concrete floor
- High ceiling
- Built-in shelves

Wall to wall built-in storage/pantry at bottom of stairs

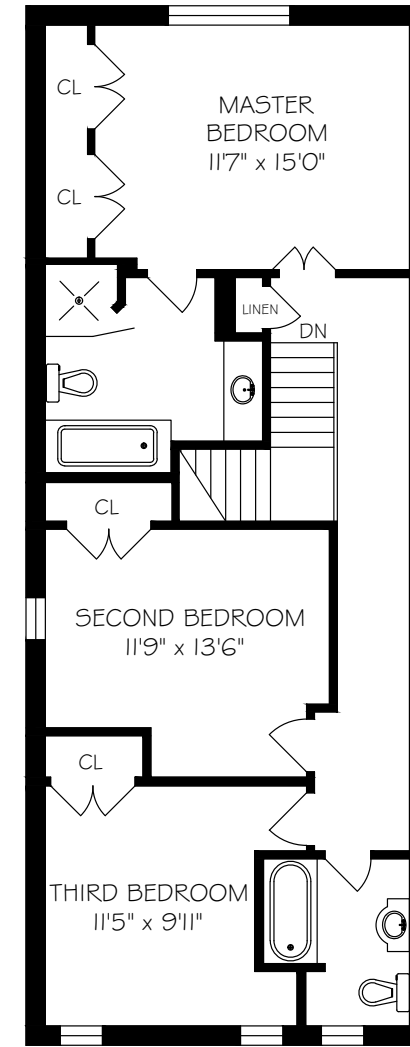
Storage Under Stairs



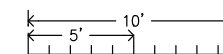
MAIN FLOOR - 1055 SQUARE FEET



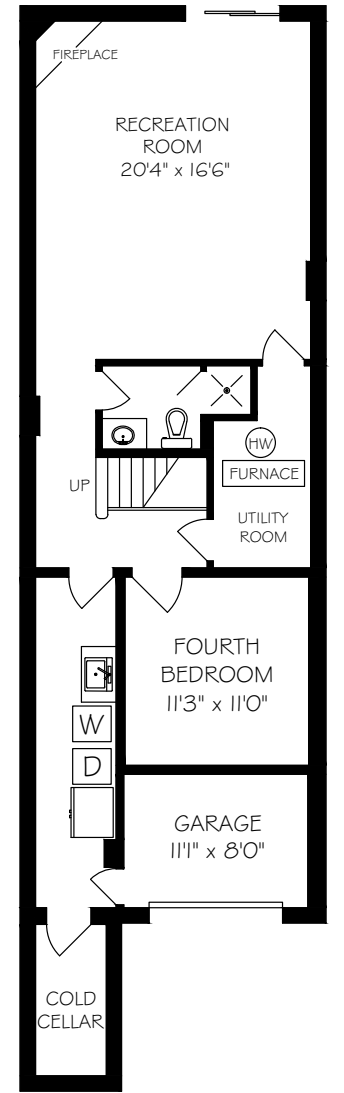
Measurements and Calculations are approximate.
To be used as guidelines only



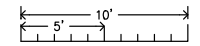
SECOND FLOOR - 940 SQUARE FEET



Measurements and Calculations are approximate.
To be used as guidelines only



LOWER LEVEL - 1055 SQUARE FEET



Measurements and Calculations are approximate.
To be used as guidelines only