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your BEST MOVE

Our mission is simple: provide every client with a full service real estate experience that exceeds all expectations. We do so with a team of passionate and dedicated professionals who are unwavering in their commitment to you and your satisfaction.



CAILEY HEAPS ESTRIN
HEATHER HEAPS
SALES REPRESENTATIVES
416.424.4910 / OFFICE
HeapsEstrin.com / WEB
Cailey@HeapsEstrin.com / EMAIL

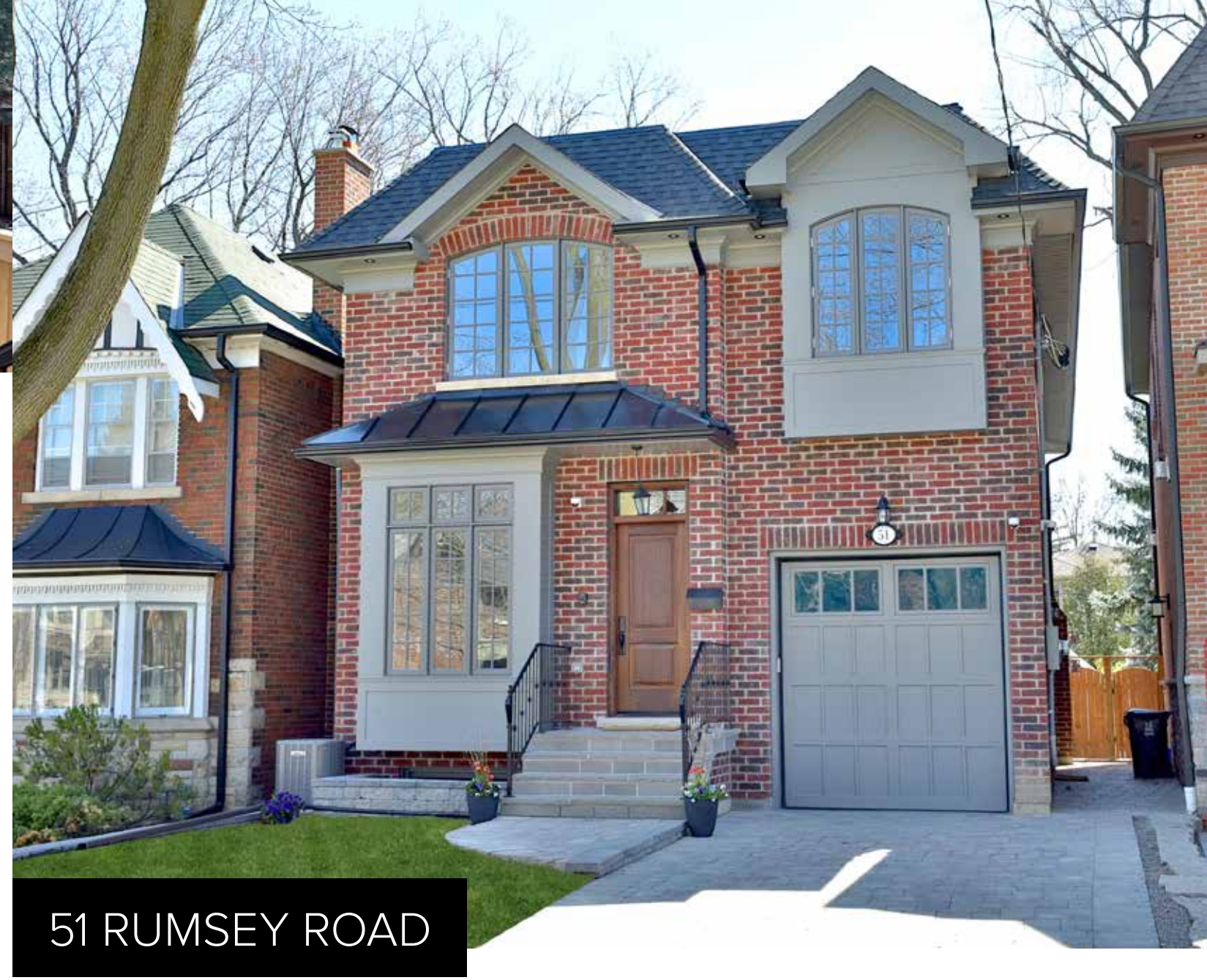
HEAPS ESTRIN

REAL ESTATE TEAM

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ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM, BROKERAGE / INDEPENDENTLY OWNED & OPERATED

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51 RUMSEY ROAD

An outstanding custom built home by Ivy Glen in a prime South Leaside location. Excellent layout and level of finish with great ceiling heights and an abundance of natural light throughout. The spacious kitchen and family room overlook the garden. Four bedrooms, each with direct access to a bathroom. Luxe master suite with walk-in closet and ensuite bathroom. Excellent lower level. Private drive and built-in garage. Short walk to the many amenities on Bayview Avenue. Close proximity to terrific parks, recreation facilities and schools. Easy access to public transportation.

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FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Newly built four bedroom family home in desirable South Leaside
- Over 4,000 square feet of living space
- Handsome brick exterior
- High ceilings throughout
- Abundance of natural light
- Three gas fireplaces
- Extensive custom millwork throughout
- Stunning chef's kitchen complete with pantry and wine fridge
- High end stainless steel appliances
- Spacious family room with walkout to back deck and garden
- Fantastic master suite with large walk-in closet and luxurious five piece ensuite
- Hydronic heated floors throughout lower level (two zones)
- Central vacuum system
- Home security system with four cameras and monitor
- Separate side entrance with mudroom and direct access to garage
- Fantastic lower level with nanny's suite and large recreation room
- Private driveway with built-in garage.
- Prime street in South Leaside - family oriented with lots of children and annual street party
- Excellent schools in district: Rolph Road Elementary School, Bessborough Middle School, St. Anslem's School and Leaside High School
- Walking distance to the many amenities of Bayview Avenue as well as TTC
- Excellent recreational facilities: Leaside Memorial Gardens rink and pool and Trace Manes Park with library, baseball diamond, playground, splash pad and tennis courts

ADDITIONAL INFORMATION:

Inclusions: Paneled Sub-Zero French door fridge, Wolf stainless steel six burner gas stove, custom paneled range hood, Wolf stainless steel built-in microwave, Bosch stainless steel built-in dishwasher, Silhouette stainless steel wine fridge, Samsung front load washer and dryer, central vacuum system and equipment, storage shed, security system, Lennox central air conditioning system and equipment, sump pump and equipment, HRV ventilation system and equipment, and Lennox gas burner and equipment.

Exclusions: None.

Lot: 30 feet by 134 feet.

Parking: Private driveway with built-in garage – parking for three cars

Heating: Forced air gas.

Cooling: Central air conditioning system and equipment.

Taxes: \$7,801.61 (annual 2016).

Possession: Immediate or to be arranged.

OFFERED FOR SALE AT \$2,995,000

MAIN FLOOR

Vestibule

- Granite floor
- High ceiling
- Wainscoting
- Pot lights
- Alarm key pad
- Crown moulding

Foyer

- Hardwood floor
- High ceiling
- Full height double closet with automatic light
- Pot lights
- Wainscoting
- Crown moulding

Living Room

- Hardwood floor
- High ceiling
- Gas fireplace with custom wood mantle and granite surround
- Crown moulding
- Pot lights
- Wainscoting
- Large windows overlooking front garden

Dining Room

- Hardwood floor
- High, coffered ceiling
- Crown moulding
- Wainscoting
- Pot lights

Kitchen

- Hardwood floor
- High ceiling
- Large island with granite countertop and pendant lighting
- Undermount sink
- High end stainless steel appliances
- Custom cabinetry featuring granite countertops and soft close hinges
- Crown moulding
- Granite backsplash
- Custom paneled range hood
- Kick plate for central vacuum
- Garbage/recycling/compost organizers
- Pot lights
- Pantry
- Lazy Susan corner cupboard
- Combined with family room
- Open concept





Breakfast Area

- Hardwood floor
- High ceiling
- Pot lights
- Open to kitchen and family room
- Overlooks back garden

Family Room

- Hardwood floor
- High, waffled ceiling
- Gas fireplace with granite surround flanked by floor to ceiling custom built-in cabinetry
- Wired for television above fireplace
- Crown moulding
- Pot lights
- Open to breakfast area and kitchen
- Double door system leading to back deck and garden

Powder Room

- Heated granite floor
- High ceiling
- Custom vanity with granite countertop
- Undermount sink
- Crown moulding
- Wall sconce

Mudroom

- Heated granite floor
- Alarm key pad
- Access to garage

SECOND FLOOR

(Hardwood floor, wainscoting, pot lights, crown moulding and large skylight)

Landing

- Hardwood floor
- Crown moulding
- Pot lights
- Wainscoting
- Skylight LED rope light

Master Suite

- Hardwood floor
- High ceiling
- Pot lights
- Roughed-in for speakers
- Crown moulding
- Alarm key pad
- Large window overlooking backyard

Walk-in Closet

- Hardwood floor
- Custom cabinetry with built-in shelves, hanging rods and drawers

Five Piece Ensuite Bathroom

- Heated marble floor
- Custom vanity with his and hers sink and marble countertop
- Large glass enclosed shower with porcelain marble surround
- Rain shower head
- Separate free standing soaker tub
- Pot lights
- Custom built-in his and her mirrors with medicine cabinet
- Large window overlooking backyard

Second Bedroom

- Hardwood floor
- High ceiling
- Large double closet with built-in organizers
- Overlooks front garden

Four Piece Ensuite Bathroom

- Heated marble floor
- Custom vanity with marble countertop and soft close hinges
- Pot lights
- Wall sconce

Third Bedroom

- Hardwood floor
- High ceiling
- Large closet with built-in organizers
- Access to Jack and Jill bathroom
- Overlooks front garden

Jack and Jill Bathroom

- Heated marble floor
- Custom vanity with marble countertop
- Double sink
- Built-in mirror
- Pot lights
- Two wall sconces

Fourth Bedroom

- Hardwood floor
- Large walk-in closet with built-in organizers
- Access to Jack and Jill bathroom
- Large window

Linen Closet





LOWER LEVEL

(Separate side entrance)

Recreation Room

- Excellent natural light
- Heated, laminate wood floor
- Gas fireplace with granite surround flanked by custom built-in cabinetry
- Floating display shelves
- Pot lights
- Roughed-in for speakers
- Above grade windows

Fifth Bedroom/Guest Room

- Heated, laminate wood floor
- Good ceiling height
- Double closet with built-in shelves
- Pot lights
- Closet with access to sump pump
- Above grade window

Four Piece Ensuite Bathroom

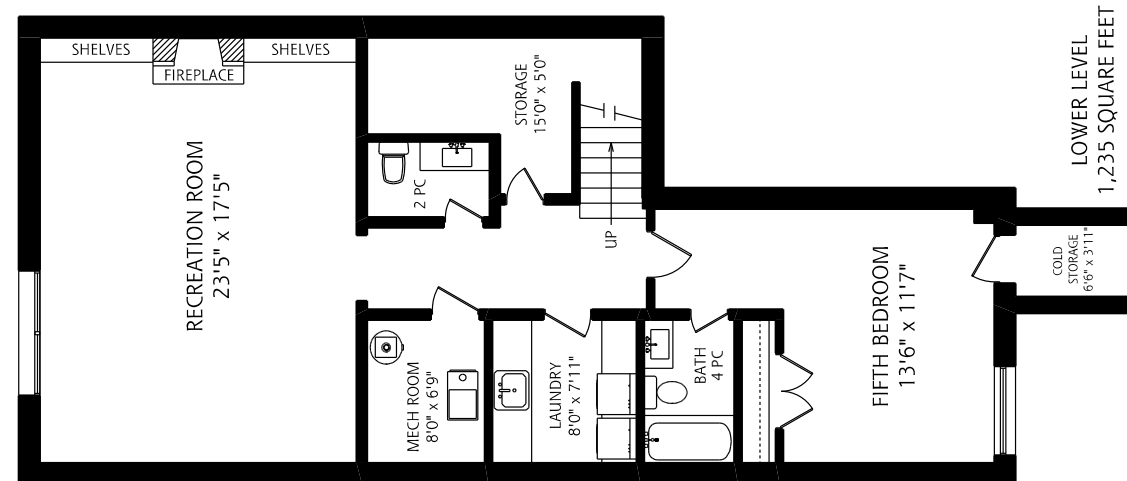
- Heated marble floor
- Custom vanity with marble countertop
- Undermount sink
- Pot lights
- Wall sconce

Laundry Room

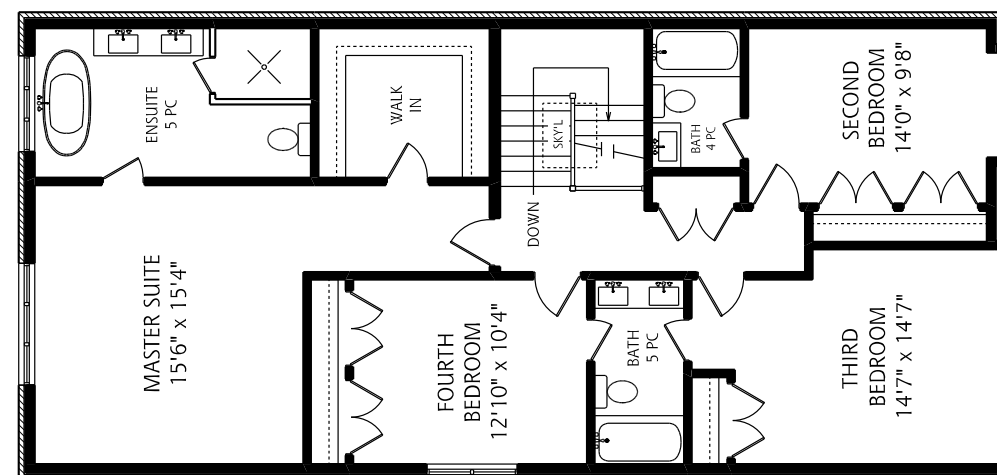
- Heated, ceramic tile floor
- Large laundry sink with granite countertop
- Hanging rod for drying clothes
- Plenty of built-in cabinetry with folding counter
- Front load Samsung washer and dryer

Two Piece Bathroom

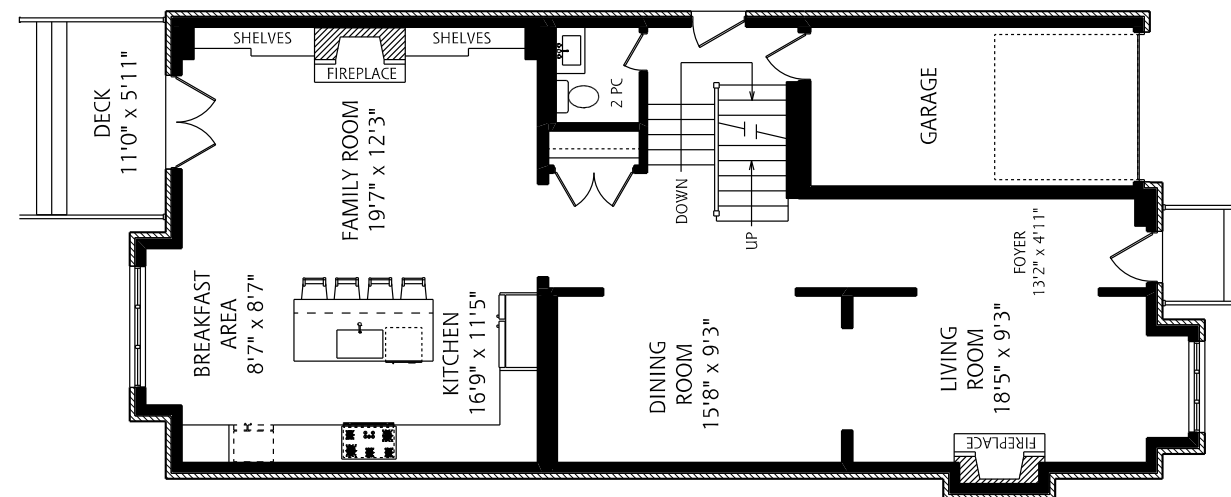
- Heated, granite floor
- Custom vanity with granite countertop and undermount sink
- Built-in mirror
- Pot lights
- Wall sconce



LOWER LEVEL
1,235 SQUARE FEET



SECOND FLOOR
1,415 SQUARE FEET



MAIN FLOOR
1,275 SQUARE FEET

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ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE
3 FOOT SCALE