



73 PARKLEA DRIVE

An absolute gem in South Leaside. You can move right in and enjoy this inviting home. Large, open concept living and dining rooms. Renovated kitchen which overlooks the breakfast area and family room. Walkout from main floor to south facing deck and garden - complete with play structure! Master suite with ample closet space and ensuite bathroom. Generous bedrooms. Amazing lower level with huge guest suite, bathroom and recreation room with walkout to garden. Great school district; Bessborough and Leaside High. Easy access to community recreational facilities, shopping and transit.

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FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Renovated detached family home in prime South Leaside
- Quiet street where kids play out front
- Extensive built-ins
- Beautiful hardwood floors throughout
- Generous sized principal rooms with good natural light
- Open concept kitchen with breakfast area
- Master bedroom with his and her closets
- Above grade windows throughout lower level
- Backyard ideal for entertaining with custom built tree fort
- Landscaped gardens with irrigation system
- Spectacular cherry tree in front yard
- Gas connection for barbecue
- Private driveway
- Prime street in South Leaside - family oriented with lots of children
- Excellent schools in district: Rolph Road Elementary School, Bessborough Middle School, St. Anselm's School and Leaside High School
- Walking distance to the many amenities of Bayview Avenue and Eglinton Avenue
- Close proximity to Leaside Village on Laird Drive
- Excellent recreational facilities: Leaside Memorial Gardens rink and pool and Trace Manes Park with library, baseball diamond, playground, splash pad and tennis courts
- Easy access to TTC and future LRT on Eglinton Avenue

IMPROVEMENTS:

- Irrigation system (2016)
- New hot water tank (2016)
- Painted throughout (2015-2016)
- New broadloom in bedrooms (2015-2016)

ADDITIONAL INFORMATION:

Inclusions: Stainless steel French door refrigerator with bottom freezer, stainless steel Frigidaire Gallery gas stove, stainless steel Broan overhead fan, stainless steel Bosch dishwasher, Maytag front load washer and dryer, all window coverings, all electric light fixtures (except where excluded), broadloom where laid, central vacuum system and equipment, alarm system and equipment (monitoring extra), air conditioning system and equipment and gas burner and equipment.

Exclusions: Kenmore freezer in lower level and dining room chandelier.

Lot: 30 feet by 135 feet.

Driveway: Private driveway.

Heating: Forced air gas.

Cooling: Central air conditioning.

Rental Items: Hot water tank.

Taxes: \$8,180.00 (2016 annual).

Possession: Flexible.

OFFERED FOR SALE AT \$2,175,000

MAIN FLOOR

Foyer

- Slate floor
- Closet
- Crown moulding

Living Room

- Hardwood floor
- Gas fireplace with custom wood mantel
- Built-in speakers
- Crown moulding
- Pot lights
- Large bay window
- Silhouette blinds
- Open to dining room
- Overlooking front garden

Dining Room

- Hardwood floor
- Coffered ceiling with decorative wallpaper
- Crown moulding
- Silhouette blinds
- Glass pocket door to kitchen

Kitchen

- Hardwood floor
- Custom cabinetry with granite countertop
- Double stainless steel sink
- Garburator
- Plenty of storage
- Slate backsplash
- Crown moulding
- Pendant lighting
- Pot lights
- Overlooks family room and breakfast area

Breakfast Area

- Hardwood floor
- Custom built-in banquette with built-in storage
- Custom built-in wall cabinetry
- Crown moulding

Family Room

- Hardwood floor
- High ceiling
- Custom built-in cabinetry/media centre
- Pot lights
- French doors with walkout to back deck

Powder Room

- Slate floor
- Pedestal sink
- Decorative wallpaper
- Wall sconce
- Crown moulding





SECOND FLOOR

(Skylight)

Master Bedroom

- Broadloom
- His and her closets
- Pot lights
- Multiple windows overlooking front garden

Four Piece Master Ensuite

- Tile floor
- Custom vanity with marble countertop
- His and her sinks
- Large separate shower with glass enclosure and rain shower head
- Built-in shelves
- Sconces
- Pot Lights
- Skylight

Second Bedroom

- Broadloom
- Large double closet
- Overlooks garden

Third Bedroom

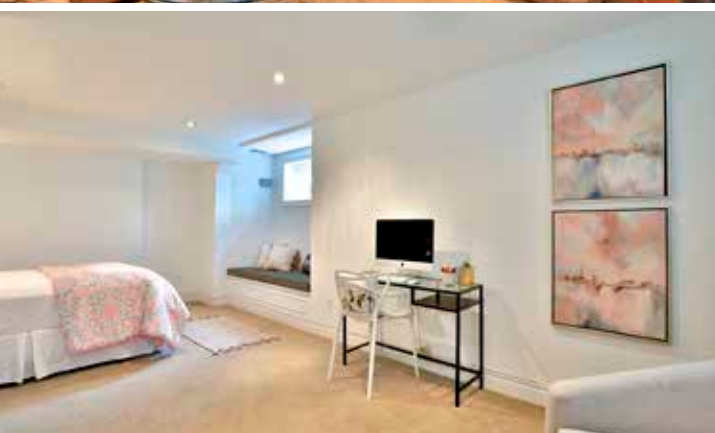
- Broadloom
- Large double closet
- Overlooks garden

Four Piece Bathroom

- Tile floor
- Built-in vanity
- Tub/shower combination with rain shower head
- Sconce
- Skylight

Linen Closet





LOWER LEVEL

Recreation Room

- Broadloom
- Gas fireplace with stone surround and pine mantel
- Pot lights
- Walkout to garden

Fourth Bedroom

- Broadloom
- Closet
- Built-in bench
- Pot lights
- Above grade windows

Four Piece Bathroom

- Tile floor
- Built-in vanity
- Rain shower head

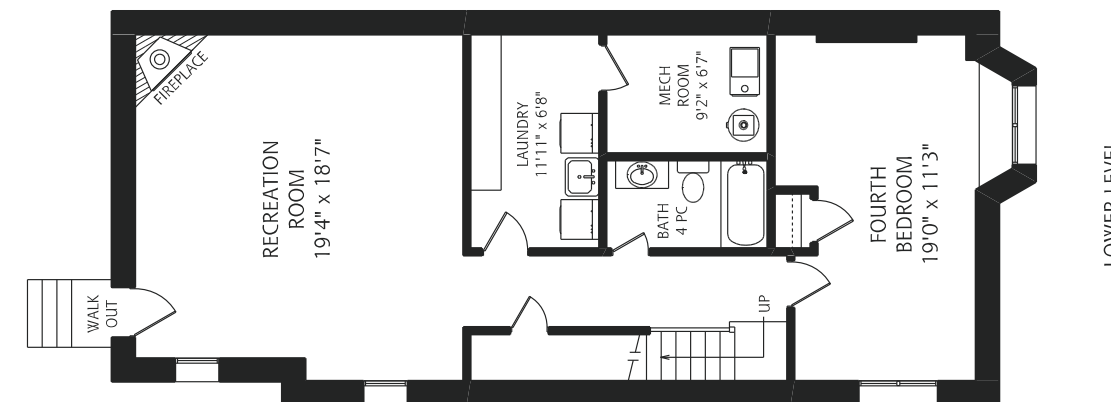
Laundry Room

- Tile floor
- Built-in cabinetry with folding counter
- Laundry sink

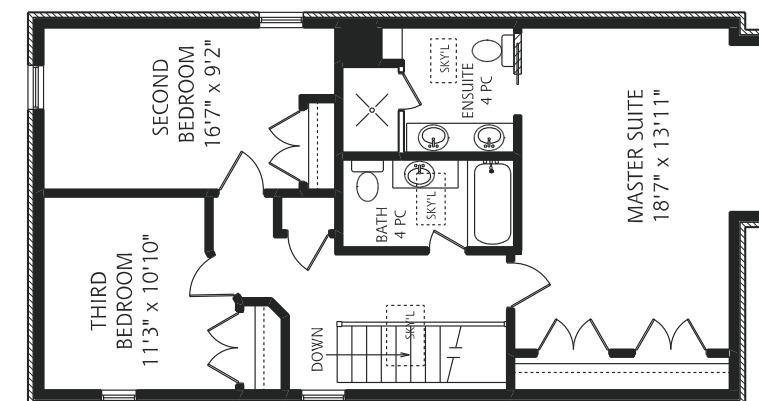
Utility Room

Storage Closet Below Stairs

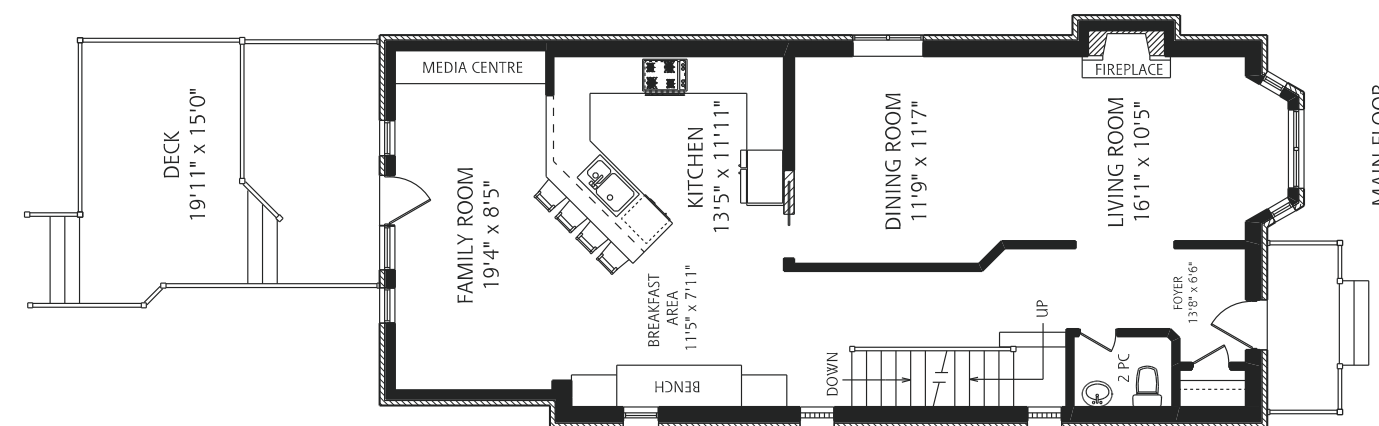
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LOWER LEVEL



SECOND FLOOR



MAIN FLOOR

ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE





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