



HEAPS ESTRIN
REAL ESTATE TEAM

EVERY MOVE MATTERS

228 BELSIZE DRIVE

Davisville Village

FEATURE SHEET

E V E R Y M O V E M A T T E R S



228 BELSIZE DRIVE

A gorgeous family home on a quiet tree-lined street in one of Toronto's most highly sought-after neighborhoods, Davisville Village. Located just across from a charming parkette this sophisticated modern home features sky-high ceilings and clean lines throughout. The open concept living and dining room provide a perfect space for entertaining; the combined kitchen and family room is filled with natural light via the gorgeous wall to wall windows that overlook and provide a walkout to the deck and private fenced-in backyard. Minutes to the excellent public schools in the highly desirable Maurice Cody school district, excellent private schools, TTC, downtown, and the many amenities of Mount Pleasant & Bayview.

FEATURES

- Sophisticated four bedroom family home in prime Davisville Village
- Built in 2015, this home has everything on your checklist
- Prime location facing the parkette
- Great layout and floor plan – ideal for family living and entertaining
- Hardwood floors and high ceilings throughout
- Steel railings throughout with tempered glass panels
- Abundance of natural light
- Custom eat-in kitchen by Downsview Kitchens with Caesarstone countertops overlooking family room and private backyard
- High end stainless steel appliances
- Sun filled family room with wall to wall windows and walkout to back deck
- Generous size bedrooms
- Large master bedroom with walk-in closet and four piece ensuite
- Fantastic lower level with large recreation room and guest room
- Landscaped gardens with large back deck, plenty of room to play
- Gas hook up for barbecue
- Central vacuum
- Legal front pad parking
- Walk to the many shops, restaurants and amenities of Bayview Avenue and Mount Pleasant Road
- Walking distance to numerous recreational activities including: skating at Hodgson Senior Public School, tennis, splash pad, baseball diamond, playground and farmer's market at Davisville Park
- Excellent schools: Maurice Cody Junior Public School, Hodgson Senior Public School and Northern Secondary School. Multiple day cares and nursery schools as well
- Easy access to public transportation
- Close to downtown





MAIN FLOOR

Foyer

- Stone floor
- Double closet
- High ceiling

Living Room

- Hardwood floor
- High ceiling
- Pot lights
- Open concept to dining room
- Overlooks front garden

Dining Room

- Hardwood floor
- High ceiling
- Open concept to living room



MAIN FLOOR

Stunning Eat-in Kitchen

- Hardwood floor
- Custom cabinetry by Downsview Kitchens
- Large island with breakfast bar and seating for five
- Caesarstone countertops
- Stainless steel appliances
- Double undermount sink
- Glass tile backsplash

- Plenty of storage
- Pendant lighting over island
- Valence lighting
- Pot lights
- Overlooking family room

Family Room

- Hardwood floor
- Pot lights
- Wall to wall windows
- Open concept to kitchen
- Large sliding door with walkout to large deck and back garden

Powder Room

- Stone floor
- Floating vanity

Closet

SECOND FLOOR

Glass panel railings with skylight on landing

Master Bedroom

- French door entry
- Hardwood floor
- High coffered ceiling
- Walk-in closet with custom organizers
- Pot lights
- Overlooks back garden

Four Piece Master Ensuite

- Heated stone tile floor
- Floating vanity with his and her sinks
- Oversized shower with rain showerhead tile surround and glass enclosure
- Plenty of storage
- Pot lights



SECOND FLOOR

Second Bedroom

- Hardwood floor
- Double closet
- High ceiling
- Track lighting
- Overlooking front garden

Third Bedroom

- Hardwood floor
- Walk-in closet
- High ceiling
- Track lighting
- Overlooking front garden



SECOND FLOOR

Fourth Bedroom

- Hardwood floor
- Closet
- High ceiling
- Pot lights
- Skylight

Five Piece Bathroom

- Heated stone tile floor
- Floating vanity with his and hers sinks
- Deep soaker tub
- Plenty of storage
- Pot lights

Laundry

- French door entry
- Tile floor
- High ceiling
- Samsung washer and dryer
- Upper cabinetry



LOWER LEVEL



Recreation/Games Room

- Engineered hardwood floor
- High ceiling
- Pot lights
- Above grade window
- Walkout to back garden

Fifth Bedroom

- Engineered hardwood floor
- Double closet
- High ceiling
- Track lighting
- Above grade window

Three Piece Bathroom

- Heated tile floor
- Floating vanity
- Walk-in shower

Laundry/Storage Room

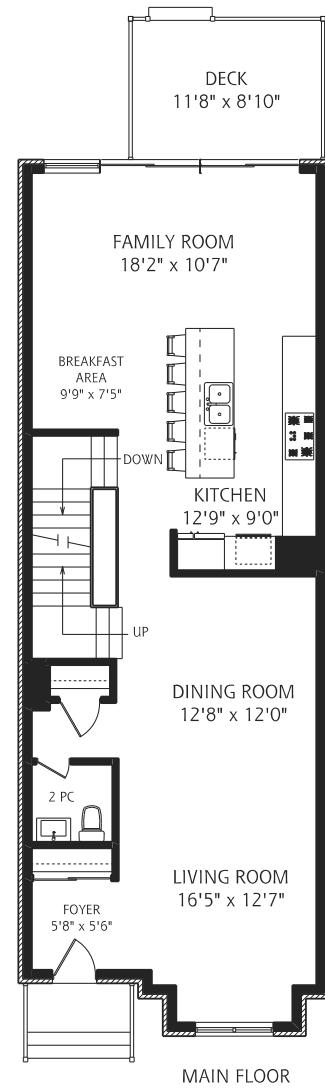
- Tile floor
- Track lighting
- Roughed in for washer and dryer

Storage Closet Under Stairs

Utility Room

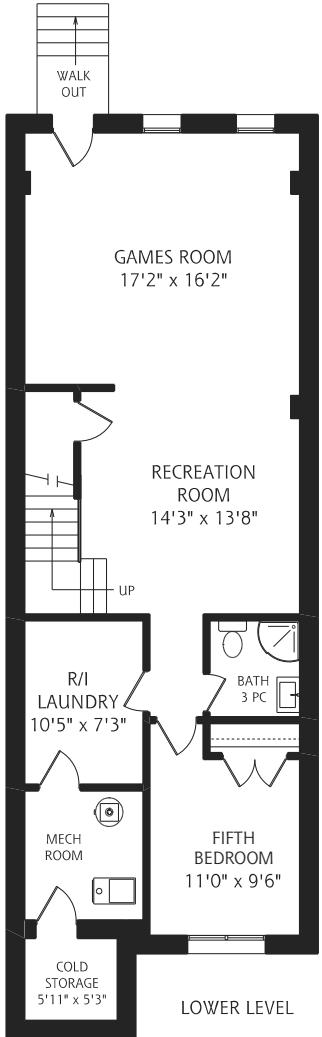
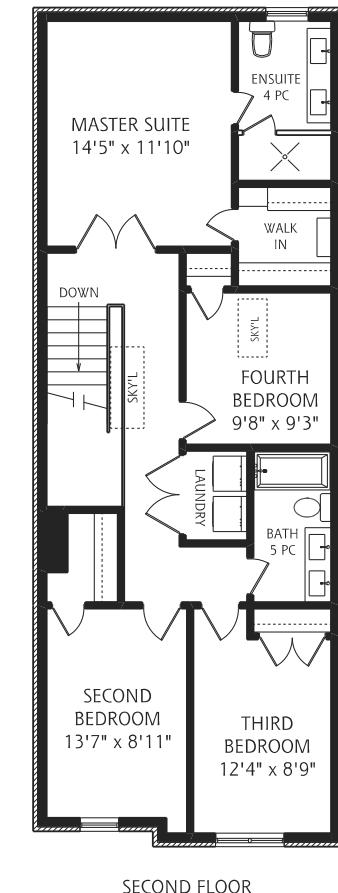
Cold Storage

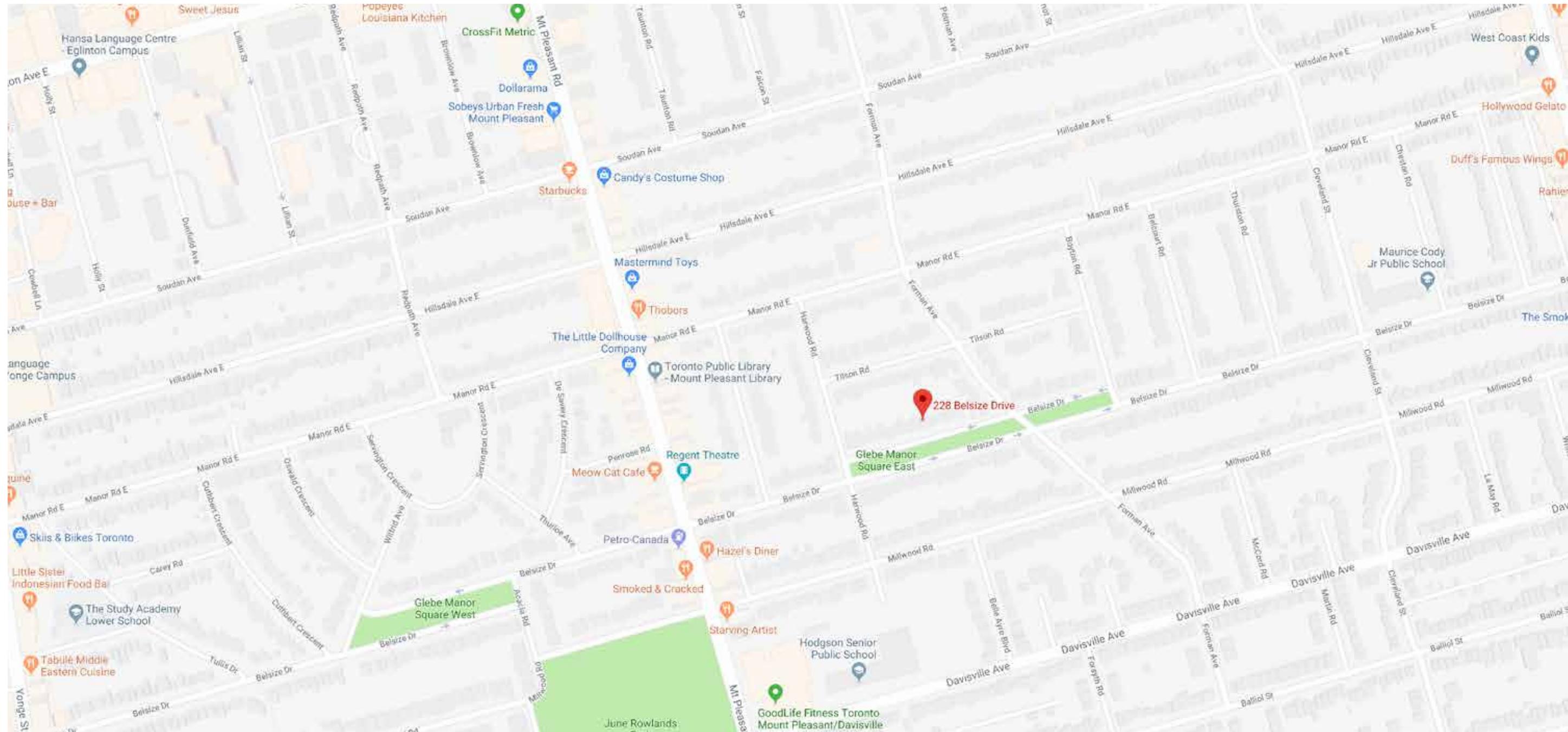


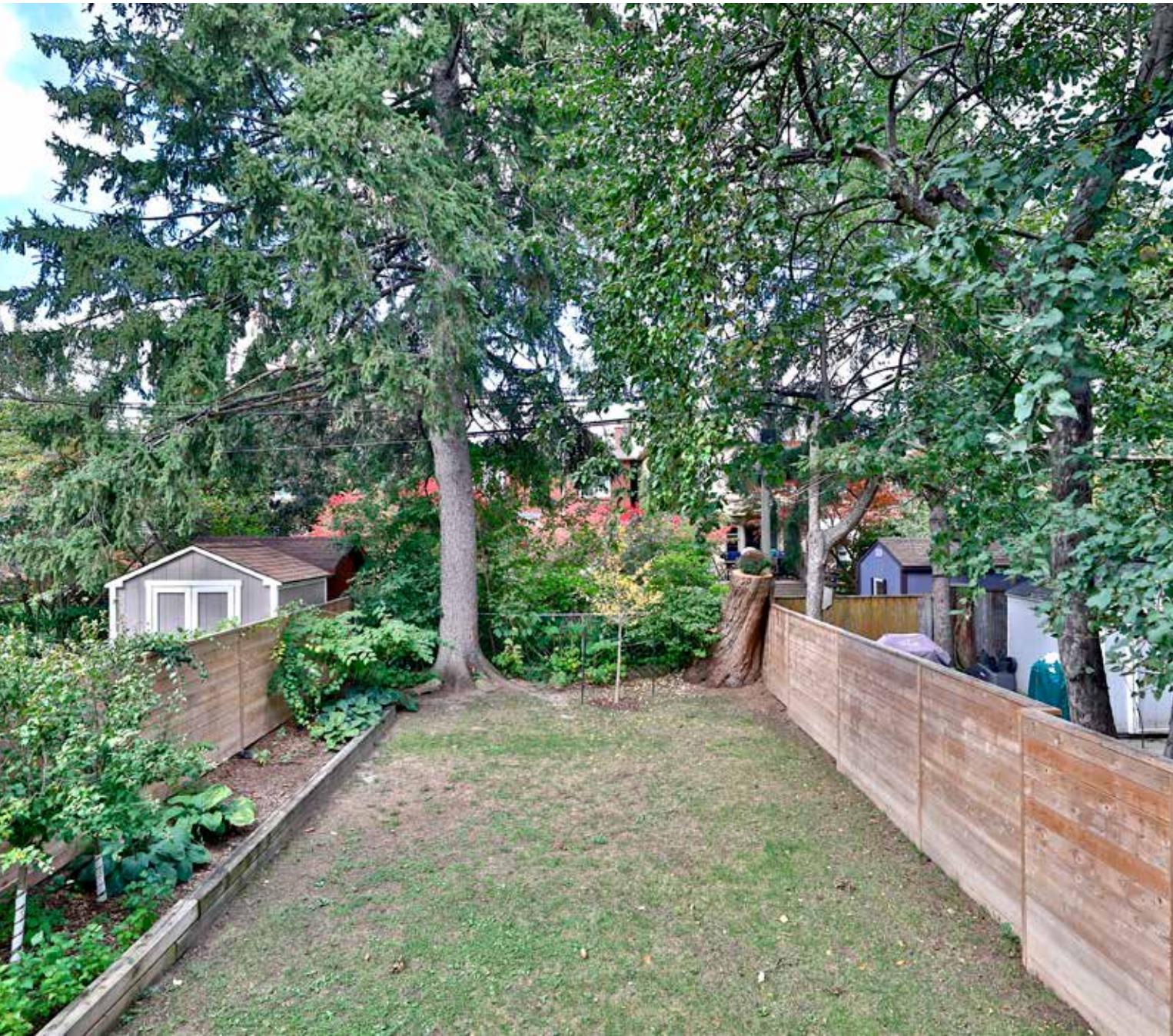


ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE

5 FOOT SCALE







ADDITIONAL INFORMATION

Inclusions:	Stainless steel LG French door fridge with bottom freezer, stainless steel Bosch five burner gas cooktop, stainless steel Bosch built-in oven and microwave, stainless steel range hood, Samsung washer and dryer, all window coverings, all electric light fixtures (except where excluded), central air conditioning system and equipment and gas burner and equipment.
Exclusions:	Dining room light fixture.
Rental Items:	Hot water tank.
Lot:	25 feet by 125 feet.
Driveway:	Legal front pad parking for one car.
Heating:	Forced air gas.
Cooling:	Central air conditioning.
Taxes:	\$9,351.46 (2018 annual)
Possession:	60 days or to be arranged.

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**OFFERED FOR SALE AT
\$2,395,000**

HOW CAN WE HELP?

We understand the importance of finding the perfect home. Purchasing a property is more than just a transaction; it is a milestone. It's a new chapter filled with new memories.

When selling a home, our focus is on results. We appreciate your need for a smooth process. Your home is full of life, stories, and celebrations. Moving forward can be sentimental, and we want you to know you are in good hands.

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.

Our down-to-earth approach provides a fresh perspective and creates lifelong relationships. Let us show you why we are #1 in Toronto and #2 in Canada for Royal LePage.



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