HEAPS ESTRIN

REAL ESTATE TEAM

210 Balmoral Avenue

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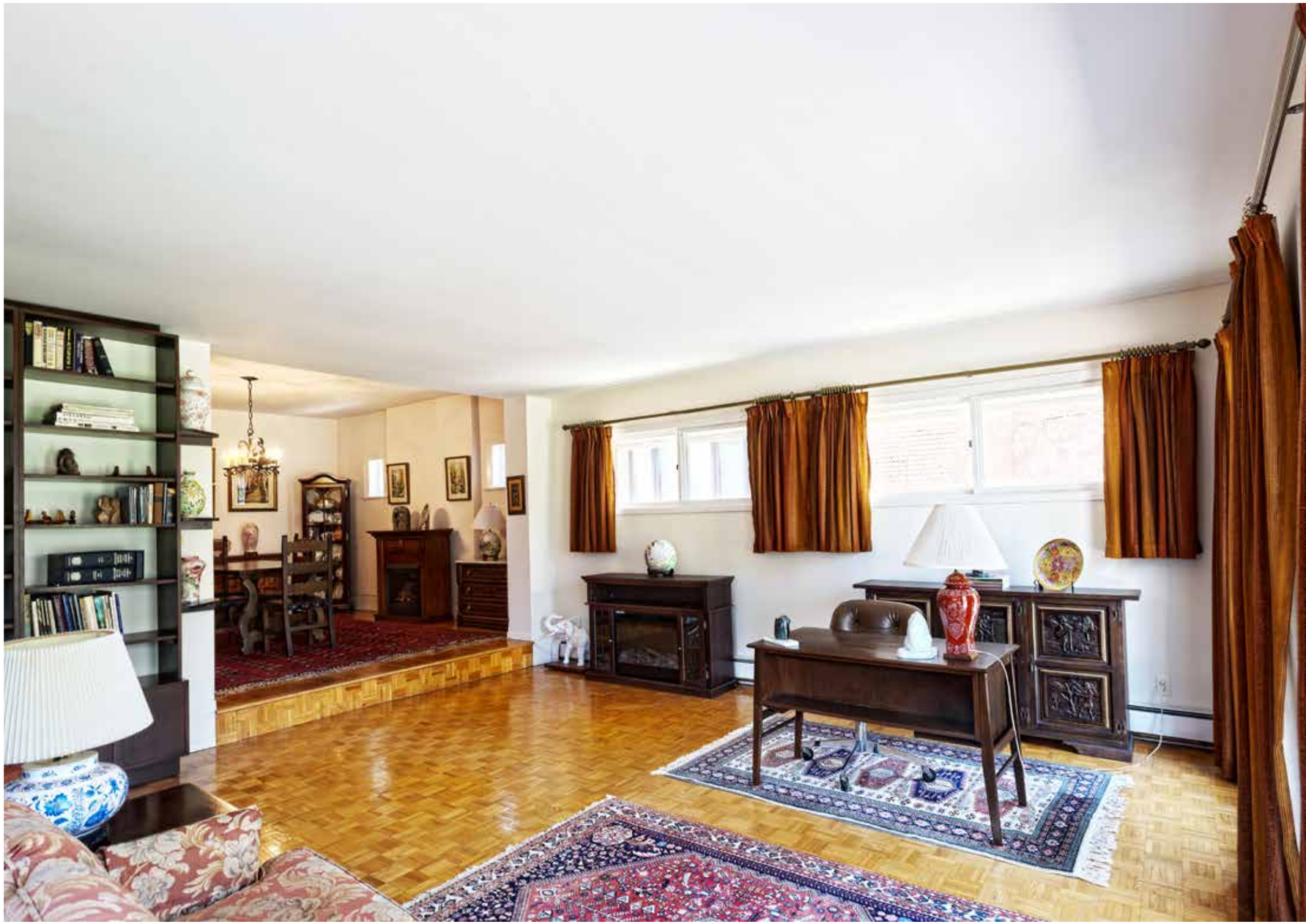
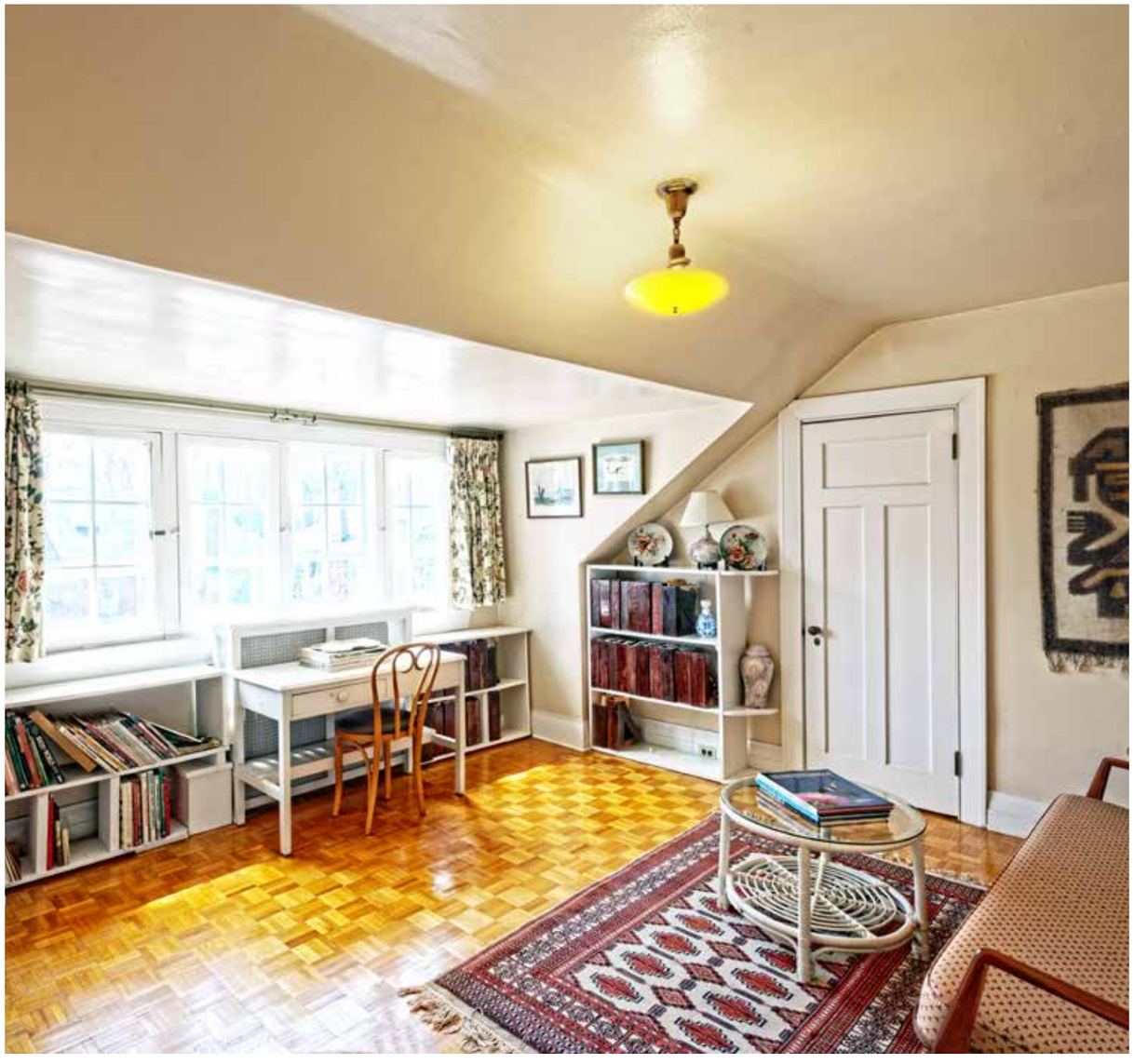
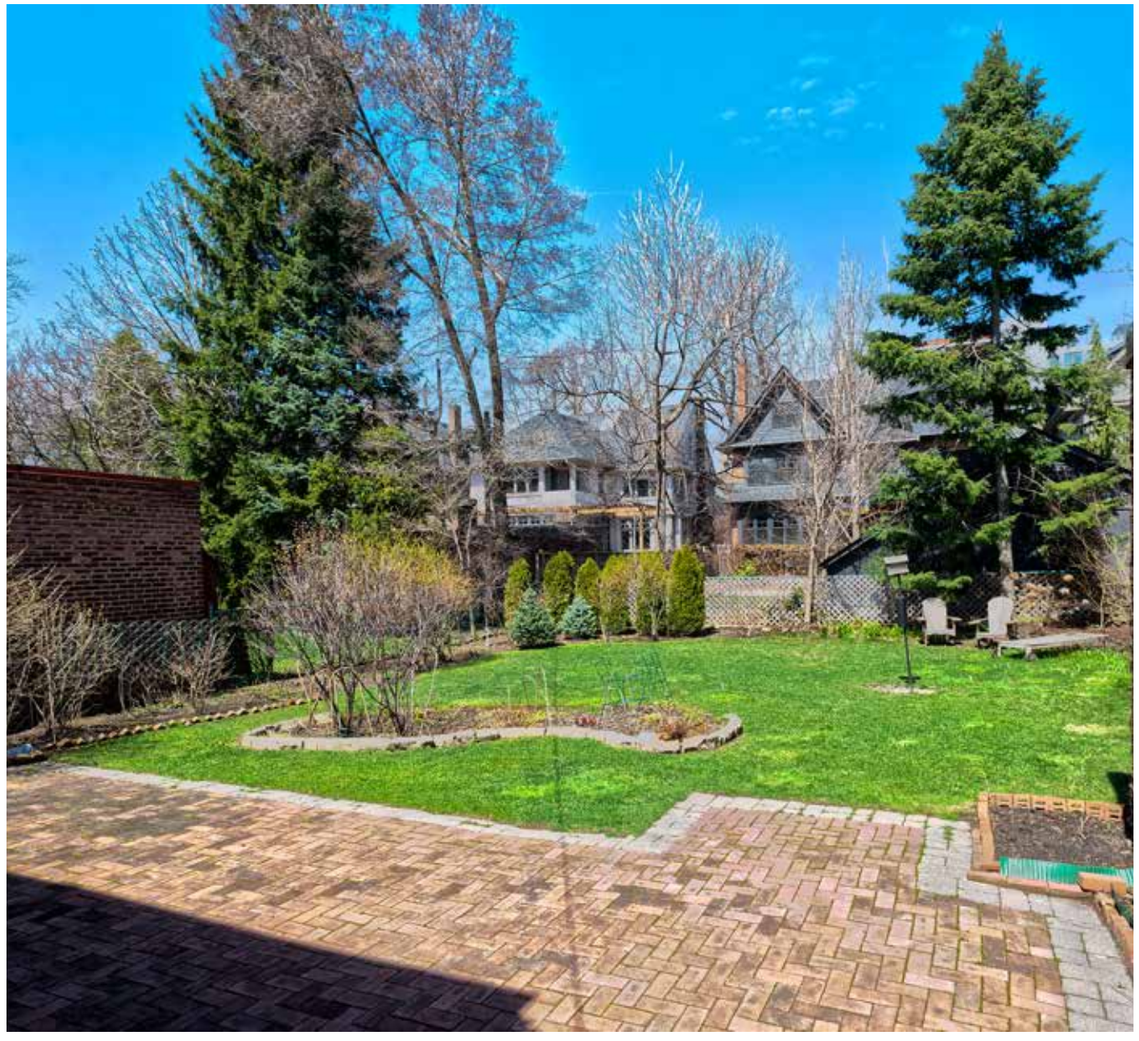
Welcome to 210 Balmoral Avenue, ideally located in sought after South Hill. This grand detached home is situated on a 50 by 134 foot lot with detached garage and private driveway. Stunning outside area surround this home with a quiet and secluded back garden. Lovingly maintained throughout the years, this beautiful home's original character and charm have been carefully preserved. Boasting generously sized principal rooms, a main floor family room and five bedrooms. Versatile space can be customized as a single family home or enjoyed as an investment or multi-unit dwelling. Excellent local public schools and world-class private schools are just minutes from your front door. Steps to great local parks, trail and amenities at Yonge & St Clair and Summerhill.







Details

LOT SIZE
50 x 134.17 feet

TAXES
$11,578.91 (2018)

POSSESSION
August 2019

HEATING
Hot water gas

DRIVEWAY
Private driveway with detached garage

Features

- Grand detached three storey home in South Hill
- Most desirable block of Balmoral Avenue
- Currently used as a single family home, zoned as residential multiplex
- Generous sized principal rooms. Fabulous closet space
- Hardwood floors throughout
- Original character and charm have been carefully preserved
- Five bedrooms
- Stately foyer with glass door entry, walk-in closet and coat closet
- Large living room with French doors, bay window overlooking the front garden and a wood burning fireplace
- Dining room overlooks the spacious family room
- Main floor family room with built-in shelving and wall-to-wall windows, including a walkout to the back gardens
- Main floor four-piece bathroom
- Ample storage throughout
- Stunning gardens and a private back yard oasis
- Private driveway with space for three cars and detached garage for one car
- Fantastic school district: Brown Junior Public School, Deer Park Junior & Senior Public School, Oakwood Collegiate Institute and Northern Secondary School
- Walking distance to De La Salle College, St. Michael's College School, Upper Canada College, Bishop Strachan, Branksome Hall and Mabin School
- Close proximity to Yorkville and the many amenities and restaurants on Avenue and Davenport Road, Yonge and St. Clair, Yonge and Summerhill and The Annex
- Short walk to Roycroft Park, Sir Winston Churchill Park, Glen Edyth Drive Parkette, Poplar Plains Park, walking trails and beltline
- Minutes to downtown and TTC

INCLUSIONS
- GE stove
- Frigidaire fridge
- Stove in second floor kitchen
- Moffat fridge
- Stove in third floor kitchen
- All window coverings
- All electric light fixtures
- Gas boiler & equipment
- All being sold in 'as is' condition

EXCLUSIONS
- None

RENTAL ITEMS
- Hot water tank

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 Estrin

SALES REPRESENTATIVE
MANAGING DIRECTOR

416.424.4910
Cailey@HeapsEstrin.com

Amanda Gaskey

SALES REPRESENTATIVE

647.923.2238
Amanda@HeapsEstrin.com

HEAPSESTRIN.COM

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