HEAPS ESTRIN

REAL ESTATE TEAM

3 Southlea Avenue

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A stunning, massive, custom built, four bedroom home in prime South Leaside. Thoughtfully laid out with functionality in mind, this home incorporates an ideal blend of open concept, generous sized principal rooms, soaring ceilings and custom millwork throughout. Large windows and skylights allow for an abundance of natural light. The main level boasts a gourmet chef's kitchen with an oversized island, adjoining spacious family room and convenient side entrance access to a large mudroom with custom built-ins with ample storage for easy organization. The second level features a spectacular master suite with spa-inspired ensuite and large walk-in closet. There are three additional large bedrooms and an expansive office, which could easily be converted into a fifth bedroom. The oversized lower level features heated floors throughout, large scale recreation room with walkout to the rear, separate guest suite and games room. The deep lot creates an exceptional space for outdoor living and entertaining with an in-ground saltwater pool, built-in bar, pool cabana, expansive deck with hot tub, outdoor speakers and TV. An optimal location on a street where children play outside, this home is in close proximity to parks, recreational facilities and to the many amenities along Bayview Avenue and Laird Drive. Close proximity to downtown and easy access to TTC. Great school district and close to the city's top private and public schools.

Details

LOT SIZE
45 x 160 feet

TAXES
$17,425.56 (2018)

POSSESSION
Flexible

HEATING
Forced air gas (and in floor heating in second floor bathrooms and lower level)

COOLING
Forced air cooling

DRIVEWAY
Private drive with space for 2+ cars and built-in garage

Features

- Exceptional custom-built four bedroom detached family home on oversized 45 x 160 lot in prime South Leaside
- Highly coveted street with access to many of the city's top private and public schools.
- Over 5,700 square feet of beautifully designed living space including lower level
- Large sun-filled foyer with wainscoting, double closet and limestone flooring
- Stunning living room with gas fireplace, custom mantle and crown moulding
- Newly renovated spacious gourmet chef's kitchen with oversized centre island, two dishwashers, high end stainless steel appliances, breakfast bar, butler's pantry and plenty of storage with breathtaking views to the back garden
- Solid oak floors and exceptionally high ceilings throughout
- Stunning master bedroom with master ensuite overlooking beautifully landscaped pool and garden
- Generously sized bedrooms, two with ensuite bathrooms and a third full bath, all with heated floors
- Second floor library with custom maple millwork, which can be easily converted to 5th bedroom
- Second floor laundry with built-in cabinetry and stainless steel countertop
- Fantastic lower level with 10 foot ceilings and heated floors, with walk out to backyard, large recreation room and guest suite
- Built-in garage with direct access to mudroom offering ample storage and a secondary side entrance
- Enclosed, gated pool area with custom cabana and built-in bar
- Newly added expansive patio with hot tub, tv and surround sound – ideal for entertaining!
- Built-in speakers in kitchen, family room, patio and around pool
- Professionally landscaped front and back gardens with irrigation system
- Excellent recreational facilities nearby: Leaside Memorial Community Gardens and Arena, Trace Manes Park with library baseball diamond, playground, splash pad and tennis courts
- Walk to many amenities and shops on Bayview Avenue and Laird Drive
- Easy access to downtown, major highways and walking distance to TTC

IMPROVEMENTS
- Pool and cabana (2011)
- Kitchen Renovation (2016)
- Mudroom Renovation (2016)
- Outdoor entertaining space (2017)

INCLUSIONS
- Wolf stainless steel gas range
- Jenn-Air Beverage Center
- Frigidaire stainless steel microwave
- Bosch stainless steel dishwasher
- Frigidaire stainless steel dishwasher
- Cavavin wine refrigerator
- Miele washer
- Miele dryer
- All electrical light fixtures
- All window coverings
- Broadloom, where laid
- Alarm system and equipment (monitoring extra)
- Central air conditioning system
- Gas burner and equipment
- Automatic garage door opener, remote and keypad
- Central vacuum system
- All pool equipment
- Tankless hot water heater

EXCLUSIONS
- Refrigerator (utility room)
- Freezer (utility room)
- All wall mounted TVs
- Dining Room Chandelier

RENTAL ITEMS
- None

HEAPS ESTRIN

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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.

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