HEAPS ESTRIN

REAL ESTATE TEAM

12 Divadale Drive

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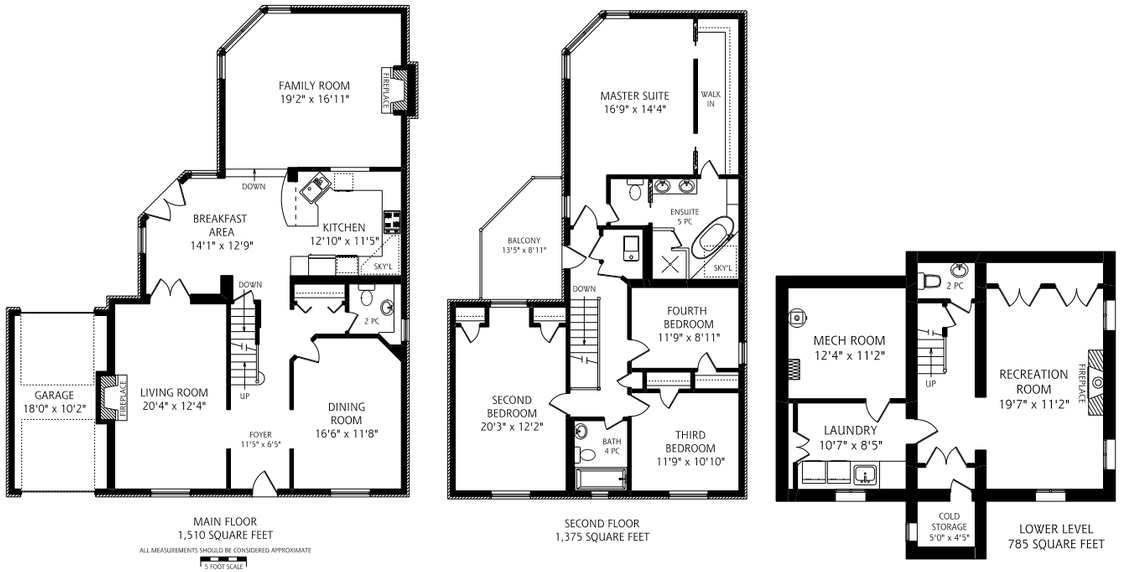
Welcome to 12 Divadale Drive, a fabulous family home located in North Leaside - one of Toronto's most desirable neighbourhoods. Situated on a 48-foot wide lot, this center hall home features four bedrooms including a master retreat with walk-in closet and five-piece ensuite. The bright and open kitchen overlooks the spacious family room and breakfast area with a walkout to the backyard and patio. The layout is perfect for entertaining or spending time with the family. Prime location on tree-lined street with close proximity to great schools, parks and recreational facilities, conveniently located within walking distance to the shops and amenities of Bayview Avenue, Eglinton and Laird, and easy access to the TTC and LRT.



Details

LOT SIZE
48 feet by 130 feet

TAXES
$9,827.10 (2019)

POSSESSION
TBD

HEATING
Forced air gas and water

COOLING
Central air conditioning

DRIVEWAY
Private interlocking stone driveway with attached garage parking for four cars

Features

- An exceptional four-bedroom center hall family home situated in North Leaside
- Main floor and second floor addition add space for a family room and master retreat
- Beautiful foyer with stone tile floor, large double closet with built-in organizers and powder room
- Living room boasts hardwood floors, gas fireplace, crown moulding and double door entry to the breakfast area
- Stately dining room offers hardwood floors, butler's door to hallway, crown moulding, pot lights and overlooks the front yard
- The beautiful kitchen with integrated appliances, stone counter tops, double undermounted sink overlooks the breakfast area and family room addition. Large skylight allows light to fill the room
- The breakfast area compliments the space with tile floors and French doors that take you to the private back yard and flagstone patio
- Large family room with hardwood floors, wood burning fireplace and large windows overlooking the back backyard
- Excellent layout; ideal for entertaining
- Oversized master suite with walk-in closet and five-piece ensuite bathroom overlooking the landscaped back yard
- Renovated master ensuite includes his and her sinks, deep soaking tub, glass enclosed shower, skylight and ample storage
- Three spacious bedrooms
- Fourth bedroom overlooks both the front and backyard with two closets
- Renovated family four-piece bathroom with tiled floor, marble surrounding the bath, double medicine cabinets and a pedestal sink
- The lower level includes a recreation room with above grade windows, gas fireplace and wall to wall closets
- Ample storage in the laundry as well as a folding counter and laundry sink
- Private second floor terrace overlooking the landscaped backyard
- Professionally landscaped front and back gardens
- Fully fenced, private backyard with stone patio
- Private, interlock driveway with parking for three cars
- Attached garage parking for one car
- Community centre, pool and ice rinks nearby at Leaside Memorial Gardens
- Tree lined streets and close proximity to Sunnybrook Park and Serena Gundy Park
- Easy access to TTC /LRT on Eglinton Avenue
- Conveniently located within walking distance of the shops and convenience of Whole foods and the amenities at Laird and Eglinton Avenue
- Great school district – Northlea Elementary Public School and Leaside High School

IMPROVEMENTS
- Renovated family bathroom and master ensuite (2014)
- Pella windows throughout (2015/2016)
- Air conditioner (2016)
- Roof shingles (2018)

INCLUSIONS
- Sub-Zero built-in panelled fridge
- Sub-Zero built-in panelled freezer drawer
- Kitchen Aid built-in convection oven
- Kitchen Aid built-in microwave
- Dacor four burner gas cooktop
- Miele built-in panelled dishwasher
- Built-in panelled rangehood
- Kenmore front load washer and dryer
- Alarm system and equipment (monitoring extra)
- All electric light fixtures (except where excluded)
- All window coverings
- Central vacuum system and equipment
- Central air conditioning system and equipment
- Furnace and equipment
- Gas boiler and equipment

EXCLUSIONS
- Dining room light fixture
- Breakfast area light fixture
- Second bedroom light fixture

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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.

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