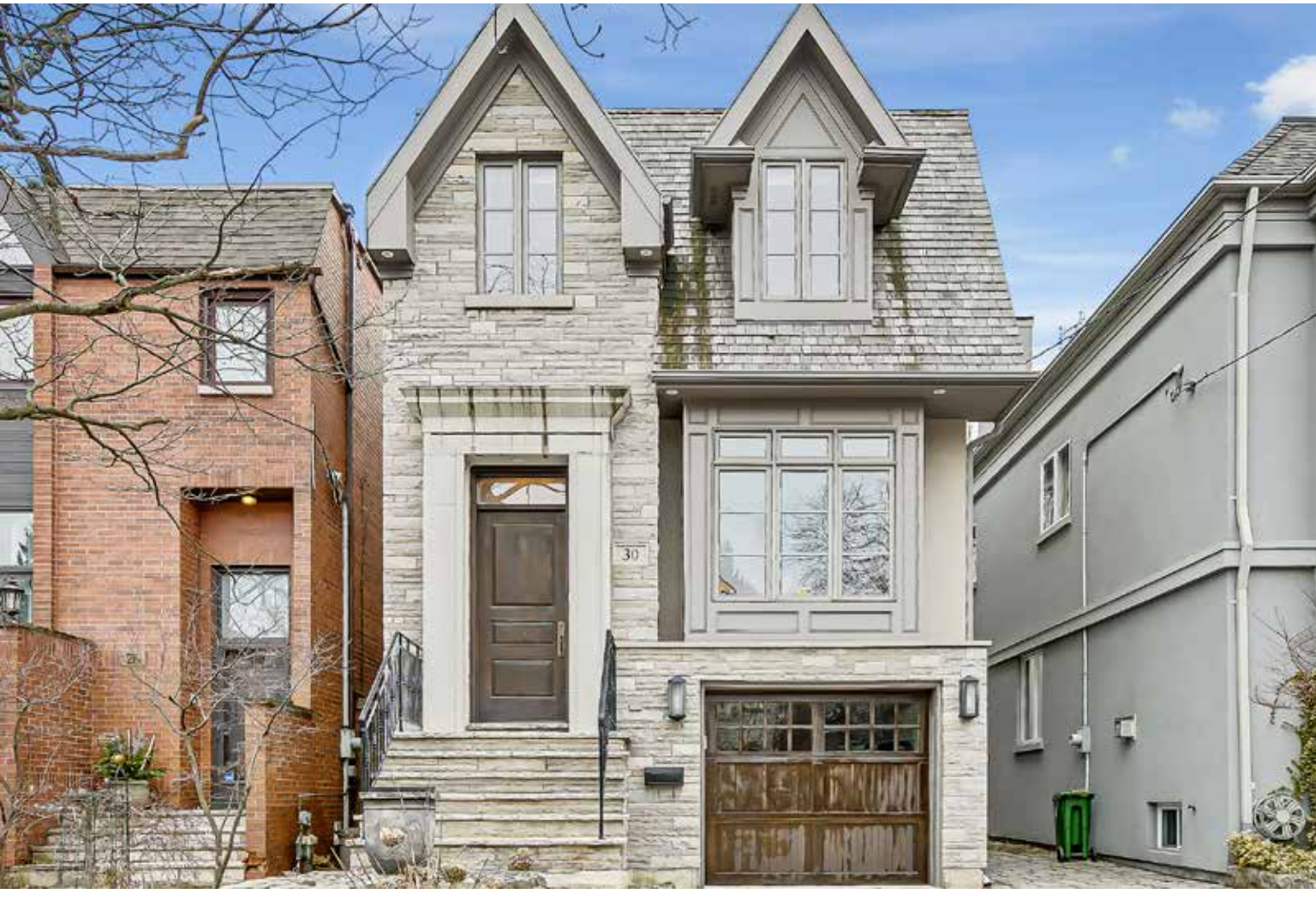
HEAPS ESTRIN

REAL ESTATE TEAM



30 Marmot Street

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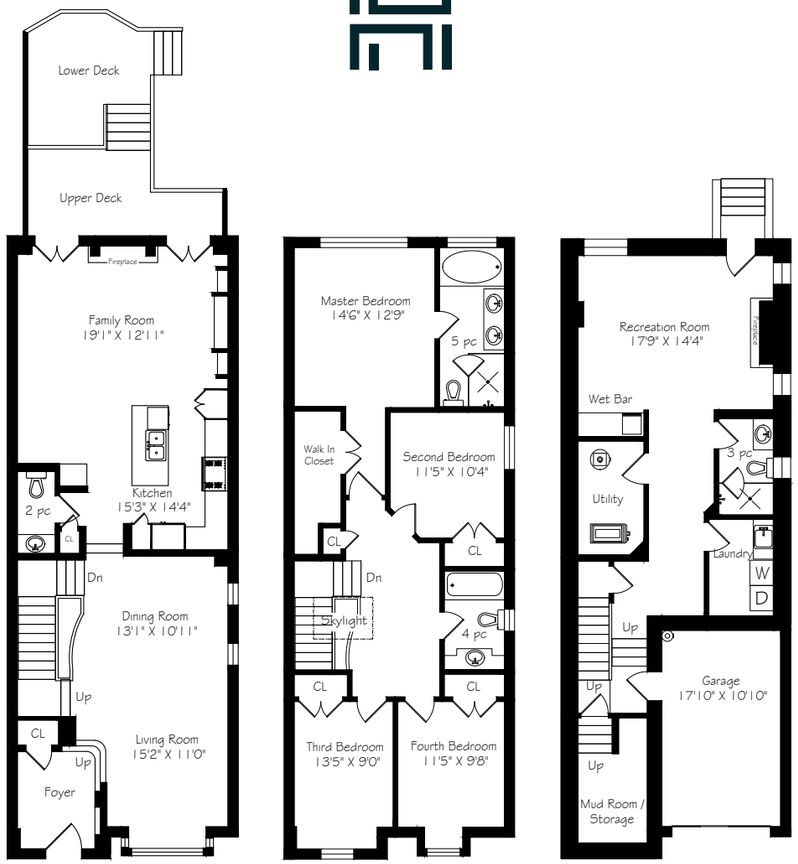
This stunning, custom-built four-bedroom, four-bathroom home epitomizes sophistication, style and function. Situated on a 150-foot-deep lot, the open concept layout and soaring ceilings lend itself to fabulous entertaining and relaxed everyday living. A grand foyer welcomes you home to spacious formal living and dining rooms outfitted with beautiful design details and abundant natural light. The spectacular kitchen and family room has incredible space, ten-foot ceilings, a beautiful gas fireplace, and double door walkouts to a large, landscaped private garden. Ascend to the second level to find a luxurious master with a walk-in closet and pristine five-piece ensuite. Additional bedrooms are well-appointed; two of which have vaulted ceilings, and all furnished with double closets. The fantastic lower level features a huge recreation room with a walk-up, a wet bar with built-in wine fridge, direct access from the garage with mudroom, laundry room, and an additional three-piece bathroom. The home is uniquely positioned to enjoy the amenities on both Bayview Avenue and Mount Pleasant Road and is in close proximity to the area's best schools. Beautiful details from top to bottom, enjoy your own private oasis in the heart of Davisville Village.

HERB RITTS



Main Floor
1176 Square Feet

Second Floor
1166 Square Feet

Lower Level
937 Square Feet

Details

LOT SIZE
25 feed by 150 feet

TAXES
$ $11,434.72 (2019)

POSSESSION
90-120 days or to be arranged

HEATING
Forced air gas

COOLING
Central air conditioning

DRIVEWAY
Built-in garage and private driveway

Features

- Sophisticated four-bedroom, four-bathroom custom-built home in highly sought-after Maurice Cody school district
- Impeccably maintained and updated
- Incredible curb appeal with highest quality stone exterior
- Splendid foyer with soaring ceiling height and beautiful stone flooring
- Expansive formal living and dining rooms finished with all the details: crown moulding, wainscoting, modern light fixture, transom windows, built-in speaker system and LED pot lights
- High quality oak hardwood floor throughout
- Incredible ten-foot three-inch ceiling height in the combined open-concept kitchen and family room
- Chef's kitchen includes large centre island, perfectly crafted cabinetry and newly upgraded refrigerator and dishwasher, along with high-end Viking gas range and separate eat-in area
- A magnificent great room features a gas fireplace, custom built-ins and double French doors with transom windows allowing a flood of natural light and providing ease of access to backyard
- Generous skylight floods the interior of the home with natural light throughout staircase and second floor landing
- Gorgeous staircase detailing
- Beautiful master suite overlooks private garden with distant skyline city views, and offers a walk-in closet, five-piece ensuite with double vanities, marble and glass surround shower, and separate jet soaker tub
- The second level also includes a pristine four-piece family bath and three additional well-sized bedrooms with double closets and vaulted ceilings
- Huge lower level recreation room boasts a chic wet bar with built-in glass door wine fridge and quartz countertops
- Recreation room also features high ceilings, a second gas fireplace, custom built-ins and walk-up to backyard
- Direct access from garage leads to convenient mudroom and additional storage space
- Professionally landscaped and very private backyard has an exceptional multi-level west-facing deck, fully equipped with an automated awning for sun protection, gas connection for barbeque, custom garden shed with lighting, and an automated sprinkler system
- Built-in garage and private drive allow parking for three cars
- Perfect location to access Midtowns' best shops and restaurants on Bayview Avenue and Mount Pleasant Road
- Excellent school district: Maurice Cody Jr. Public School, Children's Garden Nursery School, St. Anselm Catholic School, and Northern Secondary School
- Easy access to public transportation and future LRT
- Wonderful neighbours and tremendous sense of community

IMPROVEMENTS
- Freshly painted wainscoting, kitchen cabinetry and touch-ups throughout
- New LED pot lights installed throughout entire home (2019)
- New refrigerator and dishwasher (2019)
- New washer/dryer (2019)
- Electric awning over rear deck

INCLUSIONS
- Samsung stainless steel four-Door Flex French Door refrigerator and freezer (2019)
- Viking Professional six-burner gas cooktop and range hood
- Panasonic stainless steel microwave
- KitchenAid stainless steel dishwasher (2019)
- LG high efficiency front loading washer and dryer (2019)
- Two gas fireplaces
- Built-in speaker system
- All electric light fixtures
- All window coverings, rods and blinds
- Central vacuum system and attachments
- Gas furnace (2011)
- Central air conditioner and equipment (2011)
- Backwater valve and sump pump
- One-inch copper water line
- Smart security system (monitoring extra if desired)
- Automated sprinkler system
- Electric garage door opener and remote
- Built-in tool storage in garage
- Electric awning over rear deck
- Garden shed
- Gas barbeque line
- All wall-mounted televisions

EXCLUSIONS
- Master bathroom light fixture (negotiable)

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
B.Comm.

SALES REPRESENTATIVE
& MANAGING DIRECTOR

416.424.4910
Cailey@HeapsEstrin.com

&

Christina Pinelli
Hon. BSc.

SALES REPRESENTATIVE

647.995.9379
Christina@HeapsEstrin.com

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