

174 McRae Drive

A charming and well updated home in the heart of South Leaside. Classic features are perfectly combined with tasteful renovations throughout. Gorgeous and spacious principal rooms are well appointed and feature hardwood floors and outstanding sunlight. Updated kitchen with heated floors, stainless steel appliances and stone countertops. Delightful main floor sitting room, ideal for a family room or breakfast area. Spacious second floor bedrooms and a master suite with walk-in closet. Fabulous, renovated lower level with recreation room, spa-like full bathroom, amplex storage and gorgeous laundry room. Exquisite, well manicured back garden with plenty of room for entertaining and a beautiful pergola. Prime location just steps from the park and library, splash pad and playground, Bayview Ave, the shops and amenities on Laird, public transit and future LRT. Outstanding Bessborough & Leaside school district. Enjoy Midtown, Leaside living at it's finest.

FEATURES

- A wonderful home in the heart of South Leaside
- Thoughtfully updated throughout
- Spacious, open concept principal rooms, ideal for everyday living and entertaining
- Gorgeous living room with a stunning fireplace and built-in speakers
- Built-in, high-end Solenna, floating Italian storage units in living room and dining room.
- Charming and updated kitchen with heated floors, stone countertop, high-end stainless steel appliances, double sink and ample storage
- Versatile rear sunroom, ideal as a family room or breakfast room with garden views and wall to wall built-in storage
- Beautifully selected custom window coverings
- Spacious bedrooms with great closet space
- Serene master suite with designer wall paper and a walk-in closet (closet also accessible from second bedroom)
- Second floor washroom with heated floors
- Well renovated lower level with a recreation room, extensive storage, laundry room, gorgeous bathroom and kitchenette area
- Exquisite, mature garden, surrounded by gorgeous greenery
- Ideal location with close proximity to all the shops and amenities of Bayview Avenue
- Excellent school district: Bessborough elementary school and Leaside High School
- Steps to TTC, and minutes to downtown and the Don Valley Parkway
- Steps to Trace Manes Park and Community Centre which hosts Tennis courts, a sports field, a playground and library
- Close proximity to the future LRT
- A short walk to the shops on Millwood and Laird

- Enjoy the nature and activities in Serena Gundy Park or Evergreen Brickworks
- Close proximity to Leaside Memorial Rink and Pool

DETAILS

INCLUSIONS - Stainless steel Bosch wall oven, stainless steel Maytag dishwasher, stainless steel cooktop, Convection sensor microwave with fan, Miele front load washer and dryer, GE bar fridge in lower level, two split system air conditioning units, built-in speakers and stereo equipment (stereo unit not included), all electric light fixtures, all window coverings, and gas boiler and equipment

EXCLUSIONS - None

RENTAL – Hot water tank

TAXES - \$6,095.45(2019)

LOT – 25.98 feet by 110 feet

COOLING – Two split system air conditioners.

HEATING – Hot water gas

DRIVEWAY Mutual driveway with a detached garage and a front pad parking space (unlicensed).

POSSESSION - Flexible