



HEAPS ESTRIN

REAL ESTATE TEAM

20 Astor Avenue

Situated on one of the most desirable streets in South Leaside is 20 Astor Avenue. A truly stunning and professionally designed, renovated home with fantastic curb appeal. Main floor layout includes an elegant living room featuring a wood burning fireplace with custom mantle and marble surround, and a large bay window overlooking beautiful front gardens. Dining room features custom wallpaper, crown moulding and overlooks the family room. Chef's kitchen equipped with professional grade appliances, large island with marble countertop and marble backsplash, built-in banquette in bay window ideal for morning coffee or intimate family dinners. The kitchen overlooks a large family room with a gas fireplace with marble surround, custom built-in shelving and walk out to private deck and rear gardens. Main floor powder room and separate side entrance into convenient mudroom with custom cubbies. Upstairs houses four well proportioned bedrooms including a master retreat with walk-in closet and spa-inspired five piece ensuite with substantial glass enclosed shower and his and hers sinks with marble countertops. Lower level boasts an oversized recreation room with pot lights and custom built-ins, a three piece renovated bathroom and full laundry with custom built-ins and exceptional storage space. Oversized lot with a westerly exposure and a spacious, private deck. Extra large backyard shed offers ample storage. Enjoy the annual street party with wonderful neighbours and tremendous sense of community. Walking distance to the many amenities on Bayview and steps to fabulous parks and public transit. Close proximity to top private schools.

Features of the home and neighbourhood

- Family friendly, highly sought after street in Leaside

- Stunning curb appeal with low maintenance perennial gardens
- Completely renovated throughout with three storey addition
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- Main floor boasts hardwood floors, crown moulding and pot lights throughout
- Large and inviting living room with woodburning fireplace with marble surround which overlooks the dining room, creating an ideal entertainment space
- Kitchen with custom cabinetry and marble countertops, large centre island with seating for four , built-in workstation, and custom banquette with seating for five.
- Family room with hardwood floors, gas fireplace with marble surround and custom built-in shelving with walk out to private deck.
- Main floor mudroom with custom bench and cubbies keeps the household organized and tucked away
- Two piece powder room
- Spacious light filled master oasis with vaulted ceiling and large windows overlooking a westerly garden. Ample walk-in closet with custom built-ins and five piece ensuite with large soaker tub with marble surround and custom built-ins, glass surround shower and his and her sinks with ample storage. Heated flooring in the ensuite.
- Three additional well proportioned bedrooms, each with great closet space
- The second bedroom is quite large and has double closet and one single closet
- Completely finished lower level with broadloom, pot lights and large above grade windows allowing for plenty of light
- Custom built in cabinets and murphy bed in recreation room
- Large laundry room with wall to wall custom cabinetry, laundry sink and an abundance of counter space.
- Extra large shed with ample storage space and concrete foundation
- Located on one of Leaside's quietest and most desirable streets
- Perfectly located, steps to Bayview Avenue, the ravine, bike trails, Evergreen brickworks, parks, excellent schools, TTC and downtown.

IMPROVEMENTS

- Completely gutted and three story addition completed in 2009
- Main floor family room and kitchen addition. Kitchen area features eat-in kitchen, wet bar and workstation.
- Main floor powder room and mudroom
- Large covered veranda, flagstone terrace and professional landscaping
- In ceiling speakers, central vacuum and iPort installation
- Second storey master ensuite addition featuring ensuite and walk in closet
- Layout reconfiguration of three additional bedrooms and custom closets installed
- Dug down basement, large recreation room addition with custom built in
- Lower level laundry room, vented sports room, cedar closet, large storage room and large cold room
- Professionally landscaped private garden oasis

INCLUSIONS:

KitchenAid Fridge
Wolf Stove
Wolf Hood Range
Whirlpool Dishwasher
Panasonic Microwave
Marvel Wine Fridge
Central Vacuum and related equipment
Gas furnace
All light fixtures (except as stipulated below)
Window coverings (except as stipulated below)
LG Washer
LG Dryer
GE Fridge in basement
Broadloom where laid

Exclusions

Curtains in third bedroom
Curtains in master bedroom
Light fixture in dining room

LOT SIZE: 31.25 feet x 160 feet

TAXES:

PARKING: Private drive

POSSESSION: 90 days or to be arranged