



HEAPS ESTRIN

REAL ESTATE TEAM



87 Cleveland Street



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A quintessential family home in the heart of Toronto's coveted Davisville Village. 87 Cleveland Street is nestled in an ideal location, just steps to all the restaurants, shops and amenities on Bayview Avenue.

A charming side centre hall entrance leads to the fully renovated main floor which boasts hardwood floors throughout and an ideal layout which features an open concept living and dining room. A light filled living room offers the perfect space to entertain guests or relax with family with a charming bay window and built-in cabinetry with ample storage. A glass door leads out to the front balcony overlooking the colourful gardens. The dining room is complete with hardwood floors with great sight lines to the living room and eat-in kitchen. The renovated kitchen features a centre island with Granite countertops and ample storage, stainless steel appliances and an intricate tile backsplash featuring a hexagon accent tile.

The sun-drenched primary retreat is complete with hardwood floors, and wall-to-wall closets with custom built-in shelving. Two additional well-appointed bedrooms feature hardwood floors, spacious closets with ample storage and oversized picture windows. A functional four-piece bathroom completes the second level.

The newly renovated lower level boasts impressive ceiling heights, stunning vinyl floors with in-floor heating throughout, pot lights, a spacious recreation room with natural light beaming through the two large above grade windows. A fourth bedroom features pot lights and a built-in murphy bed; the ideal space for a home office or guest suite. The three-piece stylish bathroom showcases an oversized shower with tile surround, a rain head, and a stunning vanity. A spacious laundry room with custom built-in cabinetry with countertops and a laundry sink complete this exceptional lower level.

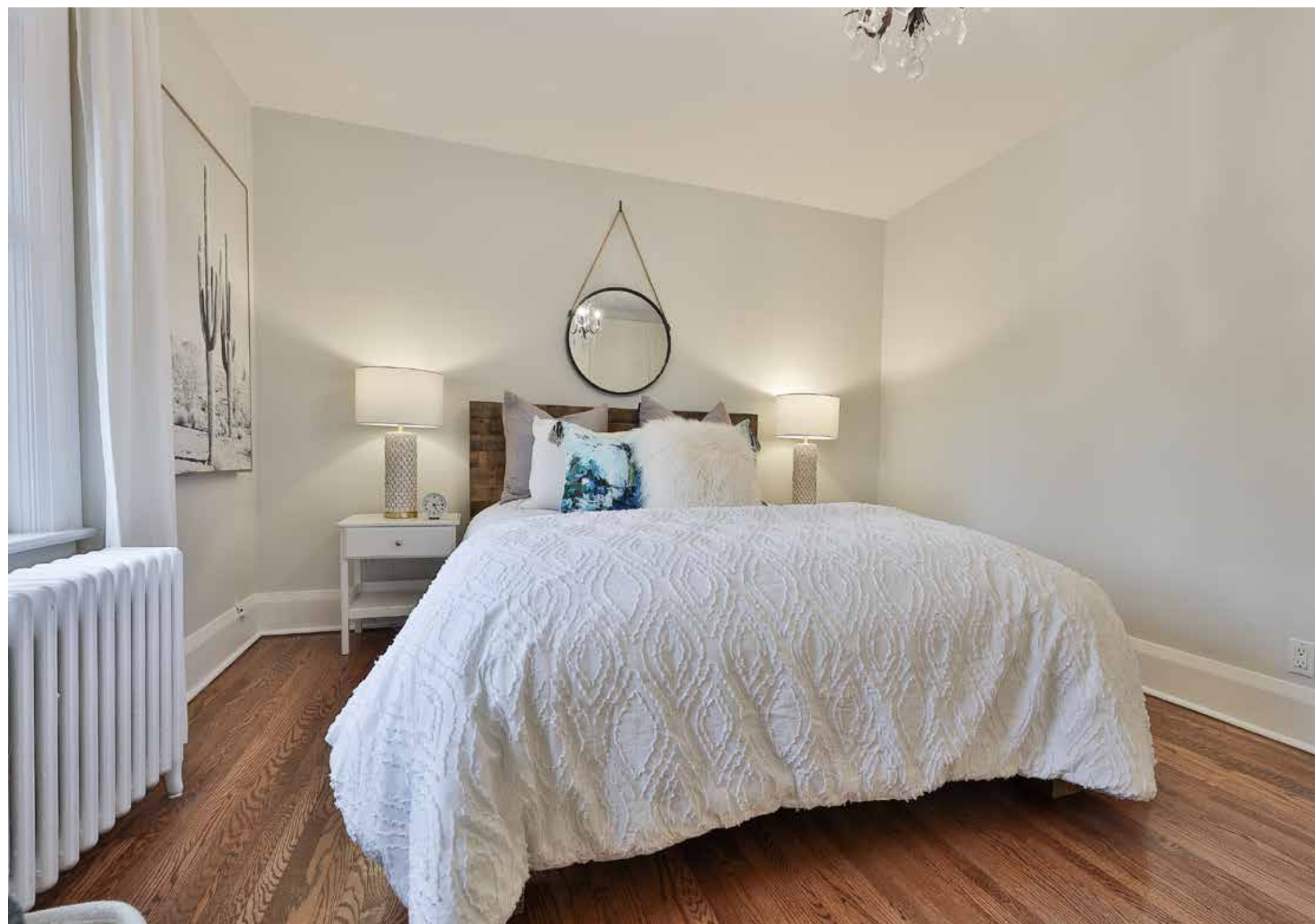
The rear yard features lush gardens, an oversized deck, and two garden sheds providing ample storage space. In school district for the coveted Maurice Cody Junior School, Hodgson Middle School and Northern Secondary School. In close proximity to Toronto's premier greenspaces and steps to public transit.







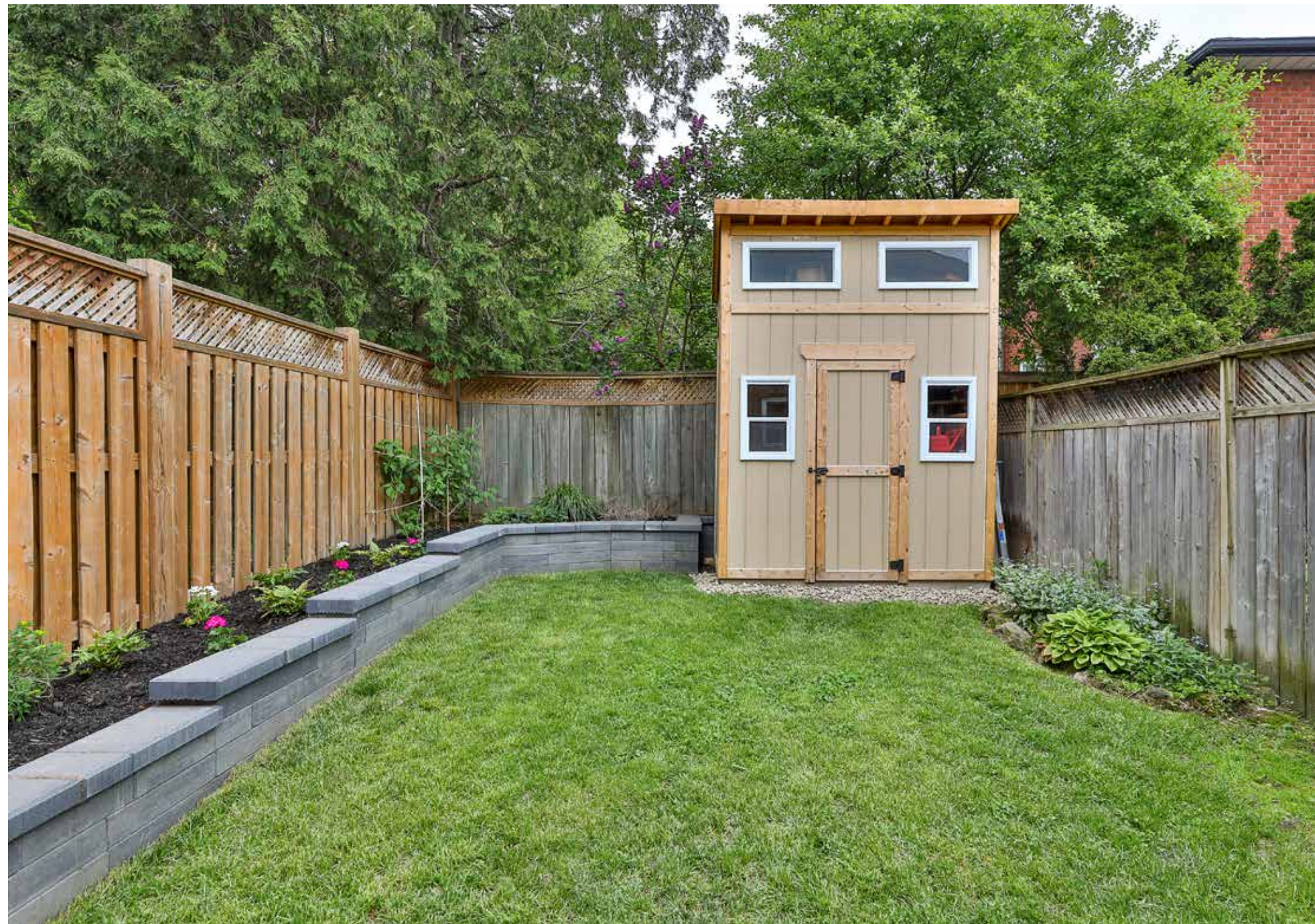


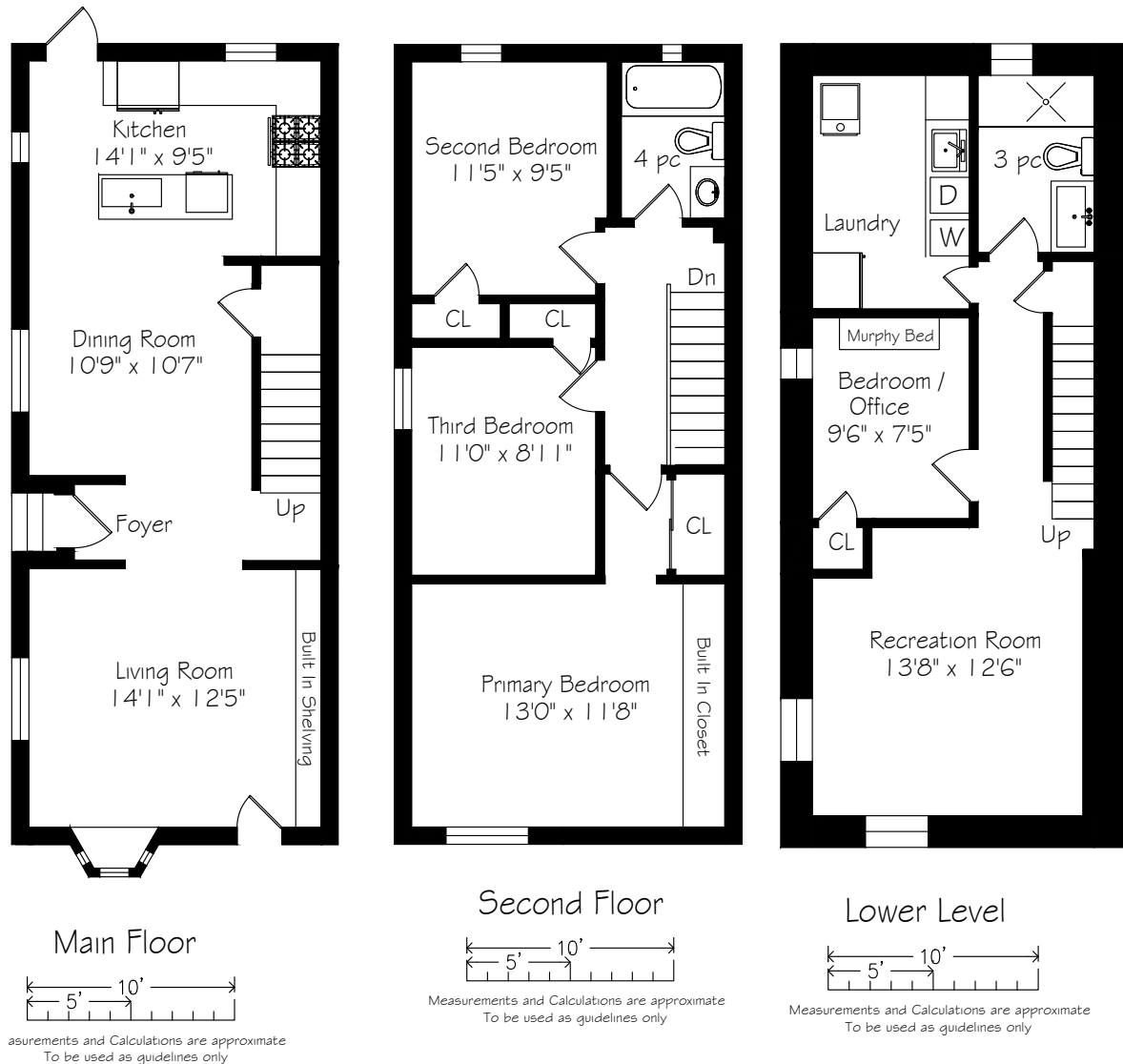












Details

LOT SIZE

21.49 feet by 94.50 feet

TAXES

\$5,193.61 (2021)

POSSESSION

45 days or to be determined

HEATING

Water / gas

COOLING

Ductless air conditioner

DRIVEWAY

Front yard parking

Features

- Quintessential family home in the heart of coveted Davisville Village
- Impressive curb appeal with a brick façade and cozy front porch overlooking the beautiful gardens
- Welcoming foyer with hardwood floor and pot lights
- Rare side centre hall entrance offers a free-flowing main floor with an open concept layout
- The light filled living room offers the perfect space to entertain guests or relax with family with a charming bay window, wall-to-wall cabinetry with glass display shelves, media cabinet and pot lights
- An open concept dining room is complete with hardwood floors, pot lights and overlooks the kitchen
- Renovated kitchen with a large centre island with seating and granite countertops, stainless steel appliances, an oversized sink with a stylish backsplash and a walkout to the rear gardens.
- Sun-drenched primary retreat is complete with hardwood floors, and wall-to-wall closets with custom built- in shelving
- Two additional well-appointed bedrooms feature hardwood floors, closets and oversized picture windows
- Updated four-piece bathroom with a shower/ bathtub combination with tile surround
- Newly renovated underpinned/waterproofed lower level with luxury vinyl floors, pot lights throughout and soaring ceiling height
- Spacious recreation room with ample entertainment space and plenty of natural light
- A fourth bedroom offers an ideal guest suite or space for a home office
- Oversized laundry room with ample storage, quartz countertops, and a laundry sink
- Private backyard with an oversized deck and ample storage space
- In district for the coveted Maurice Cody Junior School, Hodgson Middle School and Northern Secondary School
- Just steps to all the amenities, shops and restaurants on Bayview Avenue
- In close proximity to Toronto's premier green spaces and public transit

IMPROVEMENTS

- New kitchen refrigerator (2021)
- Installed new outdoor shed (2021)
- Painted entire home (2021)
- Underpinned and waterproofed entire lower level (2020)
- Installed in-floor heating (2020)
- Renovated entire basement back to the studs, including all new lighting, new flooring and finishes throughout (2020)
- New stove, dishwasher, hood vent, microwave and lower level refrigerator (2020)
- Installed new boiler/instant hot water heater (2019)
- Replaced most of the windows throughout (2017)
- Installed ductless A/C (2016)
- Renovated kitchen and installed centre island with granite countertops (2015)
- Replaced most of the windows throughout (2016)
- Refinished and re-stained upstairs flooring and staircase (2015)

INCLUSIONS

- Stainless Steel Samsung oven and gas cooktop
- General Electric Stainless Steel refrigerator
- Bosch Stainless Steel dishwasher
- Hauslane Stainless Steel hood vent
- Commercial Chef microwave
- Maytag washer and dryer
- Lower level LG refrigerator
- Ecobee thermostat
- Tankless hot water heater/boiler (Viessman)
- All electric light fixtures
- All window coverings
- Outdoor garden sheds

EXCLUSIONS

- All smart switches and sensors
- Smart lock on the front door (to be replaced by a standard lock)



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.



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