HEAPS ESTRIN

REAL ESTATE TEAM

21 Burkebrook Place, Townhouse 12

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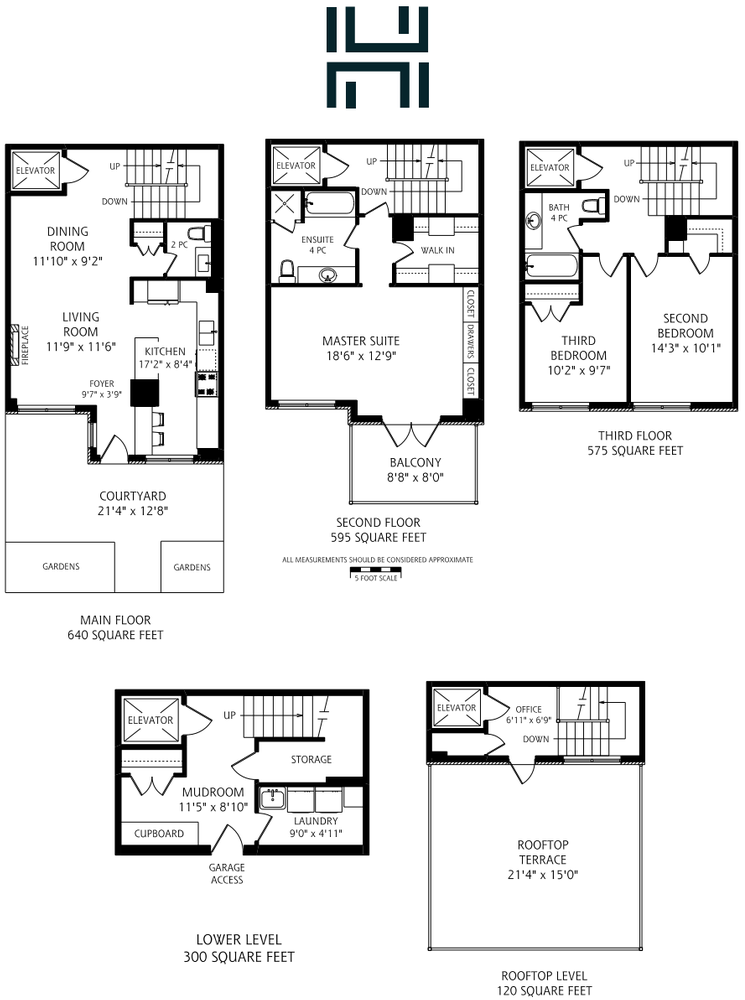
Welcome to Townhome 12 at Kilgour Estates! Situated amongst the landscaped gardens of a private courtyard, this sophisticated three-bedroom townhome perfectly combines luxury and convenience. With over 2,230 square feet of modern living space, high ceilings, ample natural light, three gorgeous outdoor spaces, and a private elevator, this impressive home is not to be missed. The recently renovated kitchen flows seamlessly into the welcoming living room and features high-quality stainless steel appliances, elegant Quartz counters, and plenty of storage. The light-filled open concept living and dining rooms boast oversized windows overlooking the peaceful front garden, a cozy electric fireplace with custom marble surround, and tasteful built-in glass shelving. The second floor is dedicated entirely to the master retreat. Not only does it include wall-to-wall custom built-ins, coffered ceilings, a comprehensive walk-in closet, and a well-appointed five-piece ensuite with a sizeable marble vanity and soaker tub, it is also home to a secluded balcony that sits amongst the picturesque treetops. The second and third bedrooms feature ample closet space, large windows overlooking the courtyard, and a shared three-piece bathroom. Waiting on the rooftop is a generous private terrace with pleasant neighbourhood views and ample space for entertaining. The upgraded lower level boasts garage access, a refined yet functional mudroom with custom built-ins, a spacious laundry room, and a large storage closet. Complete with two parking spots and the first class amenities of Kiglour Estates, this fantastic townhome has everything you need just steps from transit, amazing parks, and neighbourhood schools.



Details

TAXES
$6,434.83 (2020)

MAINTENANCE
$1,210.73 which includes water, common elements, parking, and building insurance.

POSSESSION
30/60 days or to be arranged

OFFERED FOR SALE AT
$1,695,000

HEATING
Heat Pump/Electric

COOLING
Central air conditioning

PARKING
Two Underground Spots #81 & #82 (located outside the lower level garage door)

Features

- High ceilings and ample natural light throughout
- Updated LED lighting and hardwood floors throughout
- Three sizeable, gorgeous outdoor spaces
- Private in-suite elevator
- Recently renovated and re-designed kitchen featuring high-quality stainless steel appliances, elegant Quartz counters, and plenty of storage
- Light-filled open concept living and dining room with oversized windows overlooking the peaceful front garden, a cozy electric fireplace with custom marble surround, and tasteful built-in glass shelving
- Deluxe master retreat with wall-to-wall custom built-ins, coffered ceilings, a generous walk-in closet with comprehensive built-in organizers, and a well-appointed five-piece ensuite with a luxurious soaker tub, glass-enclosed shower, and marble throughout
- Master bedroom features a private, peaceful balcony overlooking the courtyard with beautiful treetop views.
- Second and third bedrooms feature ample closet space, large windows, and a shared three-piece bathroom
- Generous rooftop terrace with pleasant neighbourhood views and ample space for entertaining
- Separate, updated laundry room with new LG washer and tumble dryer
- Lower level features a refined yet functional mud-room with custom built-ins and a large storage closet
- Two parking spots conveniently located just outside the mudroom door complete with newly installed bike racks
- Nearby schools include Crescent School, The Toronto French School, Children's Garden School, Leaside High School, and Northlea Elementary and Middle School
- Just steps to transit and close to the upcoming Eglinton LRT
- Close to great parks such as Sunnybrook Park and Sherwood Park
- Amenities at Kilgour Estates include: Concierge, Guest Suites, Media Room, Library, Meeting Room, Billiards Room, Party Room, Sauna and Indoor Pool, Visitor Parking, and Car Wash Bay

IMPROVEMENTS
- Completely renovated and redesigned kitchen
- New electric fireplace with marble surround
- Installed glass shelving in living room
- Installed custom blinds throughout
- Updated led lighting throughout
- Installed custom wall to wall built-ins in master bedroom
- Installed custom bedroom closet organizers
- New hardwood floor on lower level
- Installed custom mud-room built-ins on lower level
- Installed new sink unit and laundry room cupboards
- Replaced washer & dryer
- New stair runners throughout
- New wainscoting on staircase walls
- New vanity in powder room
- New bike racks in parking spot

INCLUSIONS
- Wolf Range & Oven
- Bosch Stainless Steel Fridge Double-Door Fridge
- Built-In Miele Dishwasher
- Stainless Steel Microwave
- LG Washer & Tumble Dryer
- All Custom Blinds
- Light Fixture over Kitchen Island,
- Custom Glass Shelving in Living Room
- Baskets in Lower Level Built-ins

EXCLUSIONS
- Powder Room Mirror
- Master Bedroom Curtains
- Master Walk-in Closet Mirror
- Lower Level Mirrors
- Living/Dining Room Mirrors
- Three Decorative Metal Panels on Rooftop Terrace

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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