



HEAPS ESTRIN

REAL ESTATE TEAM



34 Heather Road



34 Heather Road

A beautifully renovated home in a highly desirable, quiet South Leaside location. Just minutes to Bayview, yet tucked away among mature trees and gorgeous homes. Stunning, open concept living spaces are perfectly paired with a light filled, renovated kitchen hosting a generous island, stone counter tops and stainless steel appliances. A wonderful dining room flawlessly connects the kitchen with a gorgeous family room featuring a gas fireplace, skylights and a walkout to a delightful back deck and garden. Well laid out bedrooms and an updated family bathroom make an ideal second floor. Fabulous lower level with fourth bedroom and an outstanding recreation room. Oversized back deck with plenty of room for dining, entertaining and relaxation. Full main floor washroom. Hardwood floors throughout. Private driveway with ample room for parking. Oversized, extra deep lot with complete privacy.



Details

LOT SIZE

30 x 150 feet

TAXES

\$8,886.12 (2019)

POSSESSION

To Be Determined

HEATING

Forced air gas

COOLING

Central air conditioning

DRIVEWAY

Private Driveway with room for three cars

Features

- Perfectly located in the heart of South Leaside
- A wonderfully quiet street with an excellent sense of community
- Beautiful mature trees surround this special, mid-block location
- Completely renovated throughout with tasteful transitional finishes
- Bright and spacious living rooming with pot lights and a bay window overlooking the front garden
- New, full main floor washroom
- Completely renovated kitchen with large island, stone counter tops and stainless-steel appliances
- Delightful, open concept dining room with excellent ceiling height and gorgeous sight lines
- Outstanding, spacious, bright family room with an incredible vaulted ceiling, skylights, gas fireplace, oversized windows and two walkouts to the back deck and garden
- Three well laid out bright bedrooms with hardwood floors
- Well renovated second floor family washroom
- Oversized, second floor walk-in linen closet, also ideal for second and third bedroom storage
- Oversized recreation room with excellent ceiling height, built-in storage, pot lights and above grade windows
- Full sized lower level bedroom, perfect for guests
- Spacious lower level laundry room complete with stone counter tops and ample folding space
- Excellent storage throughout
- Gorgeous backyard with generous deck and ample space for entertaining
- A short walk to the best parts of Bayview Avenue
- Steps to Trace Manes Park, the Library and tennis courts
- Minutes to well-loved shops on Millwood Road
- A short bike ride down to The Brickworks
- A short commute downtown via Mount Pleasant Road or Bayview Avenue
- Easy access to public transport and the future LRT
- Excellent schools in district including Rolph Road Elementary School, Bessborough Drive Elementary and Middle School and Leaside High School

INCLUSIONS

- General Electric stainless steel stove
- Fatile hood fan
- Bosch stainless dishwasher
- LG stainless steel fridge with freezer, gas burner and equipment
- Washer and dryer
- Gas burner and equipment
- Central air conditioning and equipment
- LG front load washer and dryer
- All electric light fixtures
- All window coverings

EXCLUSIONS

- None

RENTAL

- 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



& Megan Till-Landry

B.A.

SALES REPRESENTATIVE

416.886.2491

Megan@HeapsEstrin.com

HEAPSESTRIN.COM



Follow us to learn more about our exclusive listings, events and contests.

For Royal LePage Real Estate Services Heaps Estrin Team, Brokerage. All information and statements contained herein, provided by Royal LePage Real Estate Services Heaps Estrin Team, Brokerage regarding property for sale, rental or financing is from sources deemed reliable and assumed correct, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal without notice.

Royal LePage Real Estate Services Heaps Estrin Team, Brokerage Independently Owned and Operated