



HEAPS ESTRIN

REAL ESTATE TEAM



40 Bennington Heights Drive

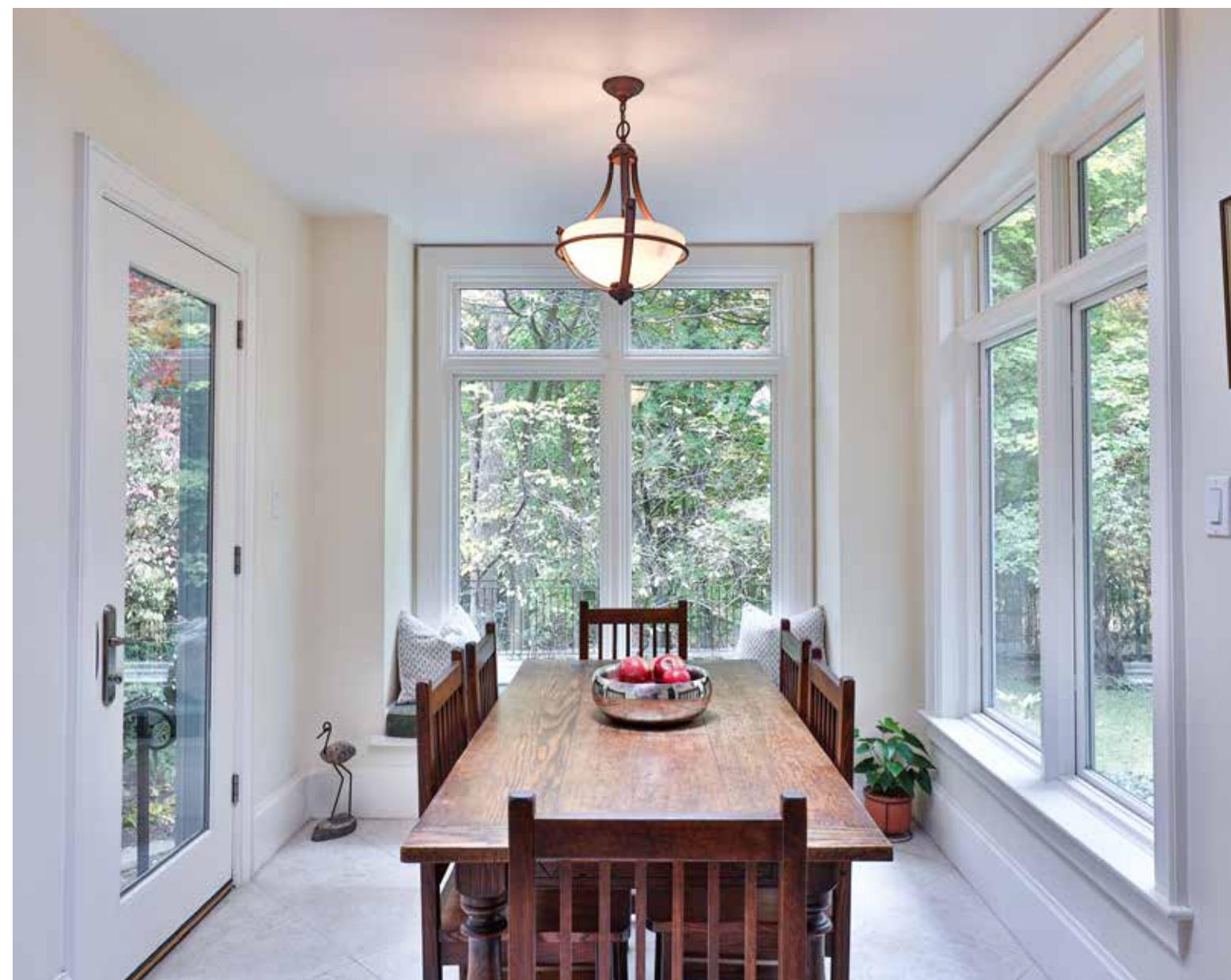
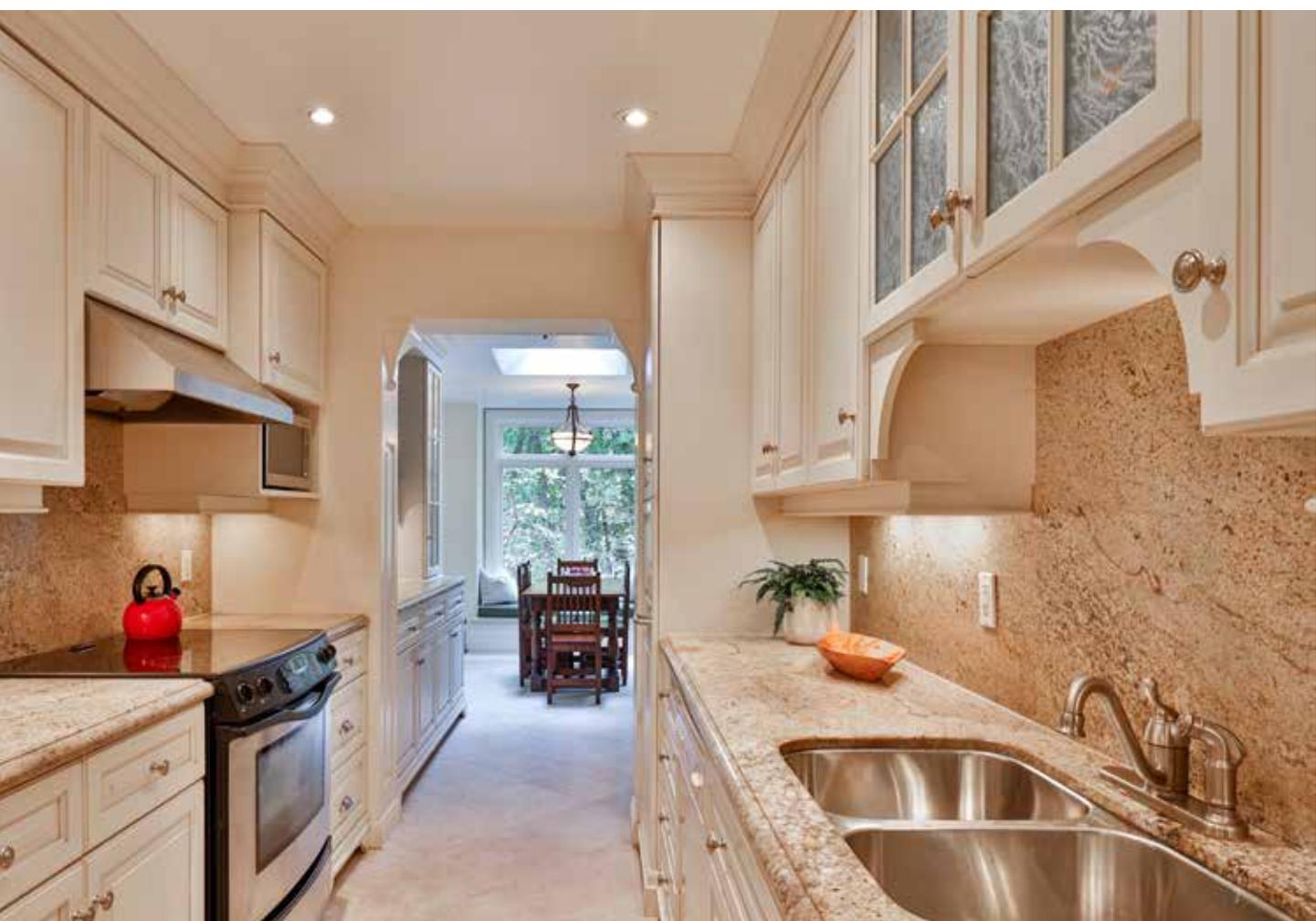


40 Bennington Heights Drive

Spectacular ravine setting in highly coveted Bennington Heights! Enjoy the privacy and exclusivity of this stunning Tudor-style character home surrounded by lush gardens and perched atop the ravine. Oversized south facing lot with fifty foot frontage that widens to eighty feet in the south, this home has the largest table land on the street. Built in 1924, it is one of the neighbourhood's original homes and offers the old world charm of that era, as well as a rare two-and-a-half storey floor plan. Beautifully cared for and extensively renovated throughout the years, this home features elegant and well-proportioned principal rooms throughout; a grand living room with beamed ceilings and wood-burning fireplace, a cozy family room with built-ins and large window seat overlooking the back garden and a beautiful oversized dining room with double French door walk-out to the private yard. The renovated kitchen is also generously-proportioned, featuring heated floors, stone countertops and a light-filled breakfast area with skylight, additional walk-out to the yard and a window bench where many sunny mornings are spent. Escape to the second floor master retreat with an eight-piece marble ensuite bath overlooking the ravine. The second floor offers three bedrooms and two bathrooms in total, as well as a proper study, with two additional bedrooms and bathroom on the third floor. Impressive ravine views from every room in the home! Convenient side entrance to both the main floor mudroom and access to the lower level. The finished lower level has excellent ceiling height and boasts a spacious recreation room, nanny suite and 1200-bottle climate controlled wine cellar and an abundance of storage. Bennington Heights is a short walk to every amenity, school and many recreational facilities in the area including Evergreen Brickworks and offers a tranquil retreat in the heart of the city while providing easy access to downtown and the highway system. A beautiful home in one of Toronto's best neighbourhoods.





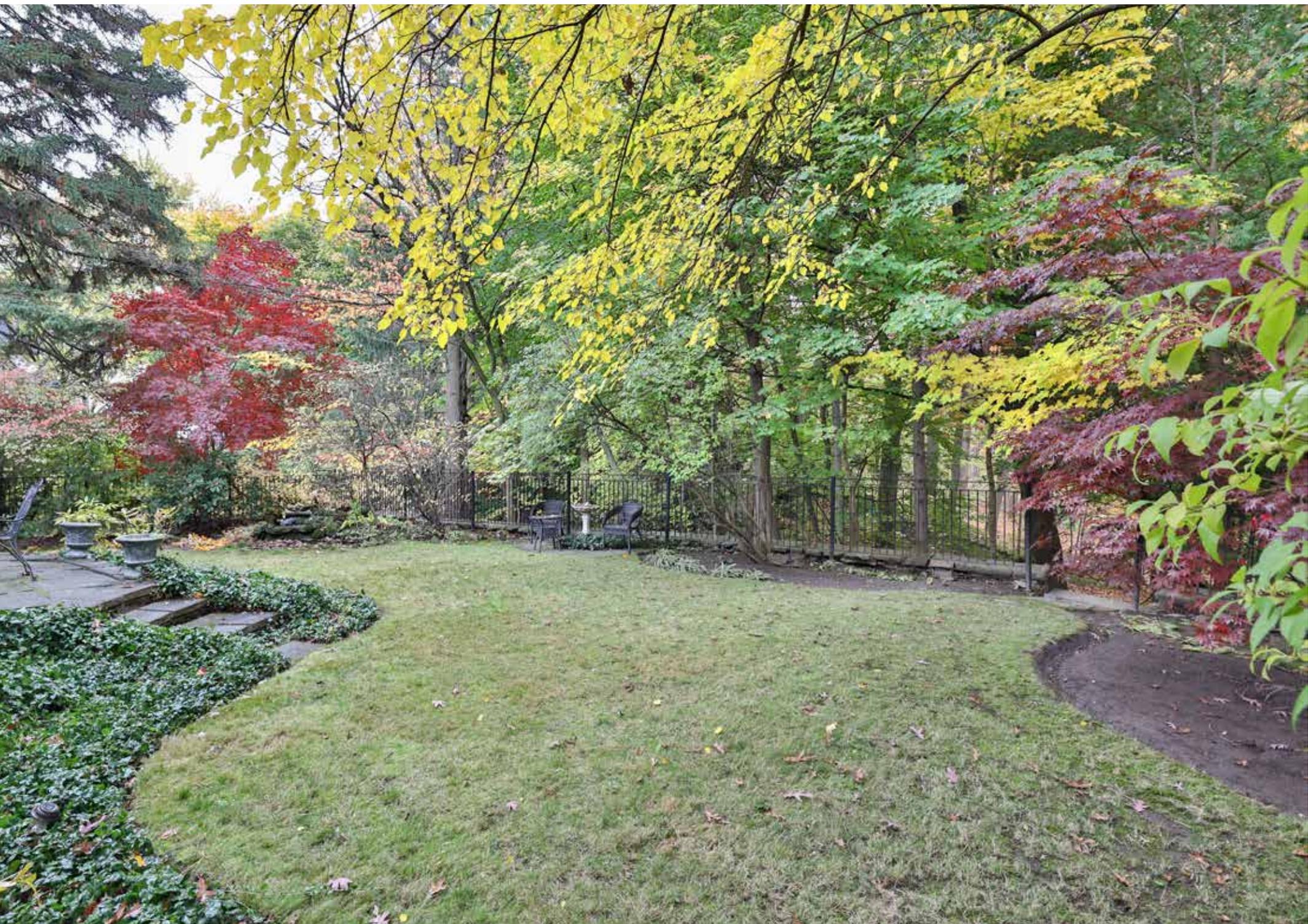


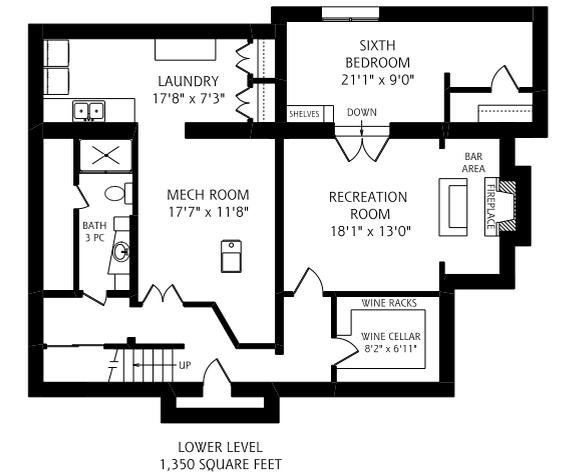
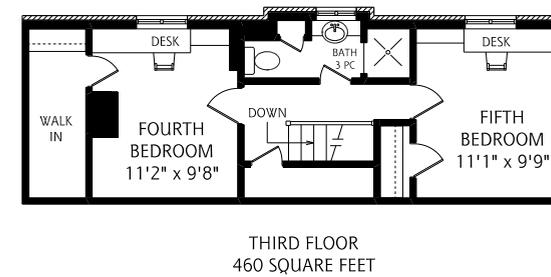
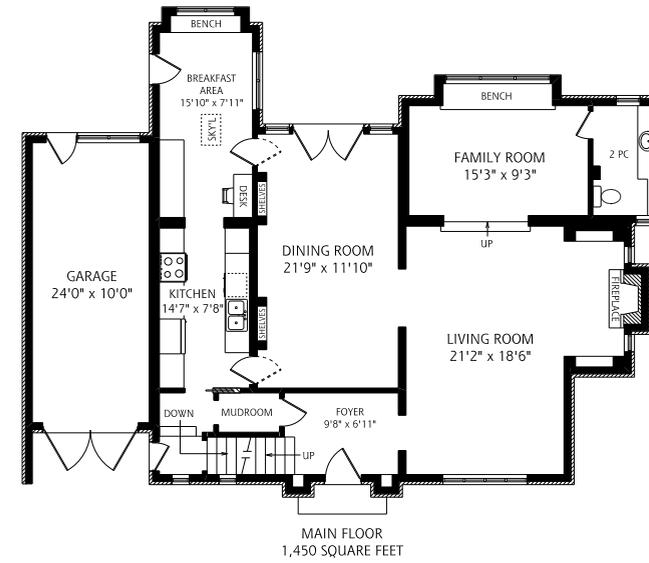












Details

TAXES

\$ 16,096.05 (2020)

POSSESSION

60-90 days TBD

DRIVEWAY

Private driveway with parking for 2-3 cars, as well as attached tandem garage parking spaces.

HEATING

Forced air gas

COOLING

Central air conditioning

RENTAL ITEMS

None

Features

- Beautiful two-and-a-half storey, five bedroom Tudor-style home with brick façade and gorgeous stone entry
- Stately curb appeal with old world grandeur
- Designed and originally inhabited by architect Bruce Brown, who also designed the Leaside United Church
- Spectacular setting in nature in both the front and back of the home; including award-winning rose gardens and incredible ravine views
- Has been used for film and TV shoots
- One of the original homes in the Bennington Heights neighbourhood
- Offers wonderfully spacious principal rooms with quality hardwood flooring and oversized windows
- Inviting double-sized formal living room with beamed ceilings and classic wood-burning stone fireplace, open to dining room and family room
- Cozy step-up family room with a large custom window bench overlooking the breathtaking ravine, complete with wall-to-wall built-in shelving and access to a marble-accented powder room with oversized vanity
- Stunning formal dining room with beamed ceilings, abundant built-in display cabinetry and walk-out to patio through double glass French doors with lush ravine views
- Beautifully renovated galley kitchen with built-in dishwasher, panelled refrigerator, double sink, custom cabinetry, granite countertops and backsplash and heated floors
- Sun-filled breakfast area with huge sky-light, panoramic ravine views, peaceful window seating and additional walk-out to patio and garden; built-in desk and servery offer ample storage and counter space
- Private second floor master retreat offers gorgeous double exposure to the north and south gardens and features hardwood flooring, custom dressing room with built-in wardrobes and an eight-piece marble ensuite
- Master ensuite bath has stunning ravine views and is beautifully finished with a double marble vanity, heated floors, heated towel rack, medicine cabinet, walk-in shower and stand-alone tub
- Two additional bedrooms on the second floor both overlooking the ravine and sharing a four-piece family bathroom
- The second floor also houses a purpose-built study adorned with mahogany-panelled walls, hardwood flooring, built-in shelving, custom built-in desk and electric fireplace. The spacious walk-in closet, converted to a ‘hobby room’ boasts four built-in glass showcases complete with built-in lighting. Perfect to display family treasures.
- Third floor retreat offers two additional bedrooms each with custom built-ins, hardwood floors, and oversized closets, as well as a three-piece bathroom with walk-in shower
- The home offers many conveniences including a spacious main floor powder and a side entrance to the mudroom, multiple walk-outs to the backyard, a tandem two-car garage and an abundance of storage
- Generous, finished lower level features a large recreation room with beams and doors imported from France, a stone-surround wood burning fireplace and built-in open shelving
- In addition, there is a large nanny suite, three-piece bathroom and large laundry room with double closets
- The lower level is compete with a 1200-bottle climate controlled wine cellar, built by Rosehill Wine Cellars, featuring an imported solid wood door from France
- This magnificent home offers a rare combination of old world charm and elegant luxury
- Bennington Heights is in walking distance to fabulous amenities and shops, multiple parks and playgrounds, and in close proximity to highly ranked schools including Bennington Heights PS, Montcrest, Greenwood, Crescent, UCC and Branksome Hall
- Easy access to major roads and downtown Toronto and beautifully situated along the Moore Park ravine

IMPROVEMENTS:

- Built in 1924, impeccably maintained and extensively renovated throughout the years
- Fully renovated master bathroom and walk-in closet; added an eight-piece marble ensuite with heated floors and heated towel rack, as well as a custom-built wardrobe with built-in dressers (2010)
- Installed a completely new kitchen, including large skylight and custom window bench, heated floors, built-in desk, servery, panelled refrigerator, appliance garage and more

- Outfitted the second floor study with mahogany-panelled walls, a custom desk with built-in bookshelves, electric fireplace and display cabinetry
- Custom window bench added to family room
- Double French glass doors with transom windows added to the dining room to create a beautiful walk-out to the rear patio and garden
- Fully renovated main floor powder and second floor family bathroom with travertine marble throughout
- Added an electronic keypad to the front door for convenient and secure entry
- Perimeter wrought-iron fencing installed in the backyard with stairs and security gate down to the ravine
- Fully finished the lower level

INCLUSIONS:

- Built-in panelled Amana refrigerator with bottom freezer drawer
- Jenn-air electric range and oven
- Maytag dishwasher
- Panasonic microwave
- Frigidaire washer and dryer
- Electric fireplace in second floor study
- All electric light fixtures
- All custom window coverings, blinds and rods
- Gas furnace and equipment
- Central air conditioner and equipment
- Owned tankless hot water heater
- Central vacuum (in “as is” condition – sellers have never used it)
- Electronic front door key entry
- Wall mounted TV in master bedroom
- Ceiling mounted projection screen in living room

EXCLUSIONS:

- Freestanding bar in lower level
- Wall-mounted drink dispenser in lower level
- Fireplace in third floor study
- Porthole mirror on third floor



HEAPS ESTRIN

REAL ESTATE TEAM

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