HEAPS ESTRIN

REAL ESTATE TEAM

76 Cameron Crescent

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Nestled on a quiet dead-end on one of South Leaside's most sought after streets, this expansive and charming home uniquely balances modern and traditional finishes in a way that meets the functional needs of any family.

Upon entering this large, light-filled home, one is immediately struck by the expansive free-flowing layout that boasts original character details perfectly mixed with modern renovations. The warm toned colours and textures add a rich and sophisticated aesthetic to the living space.

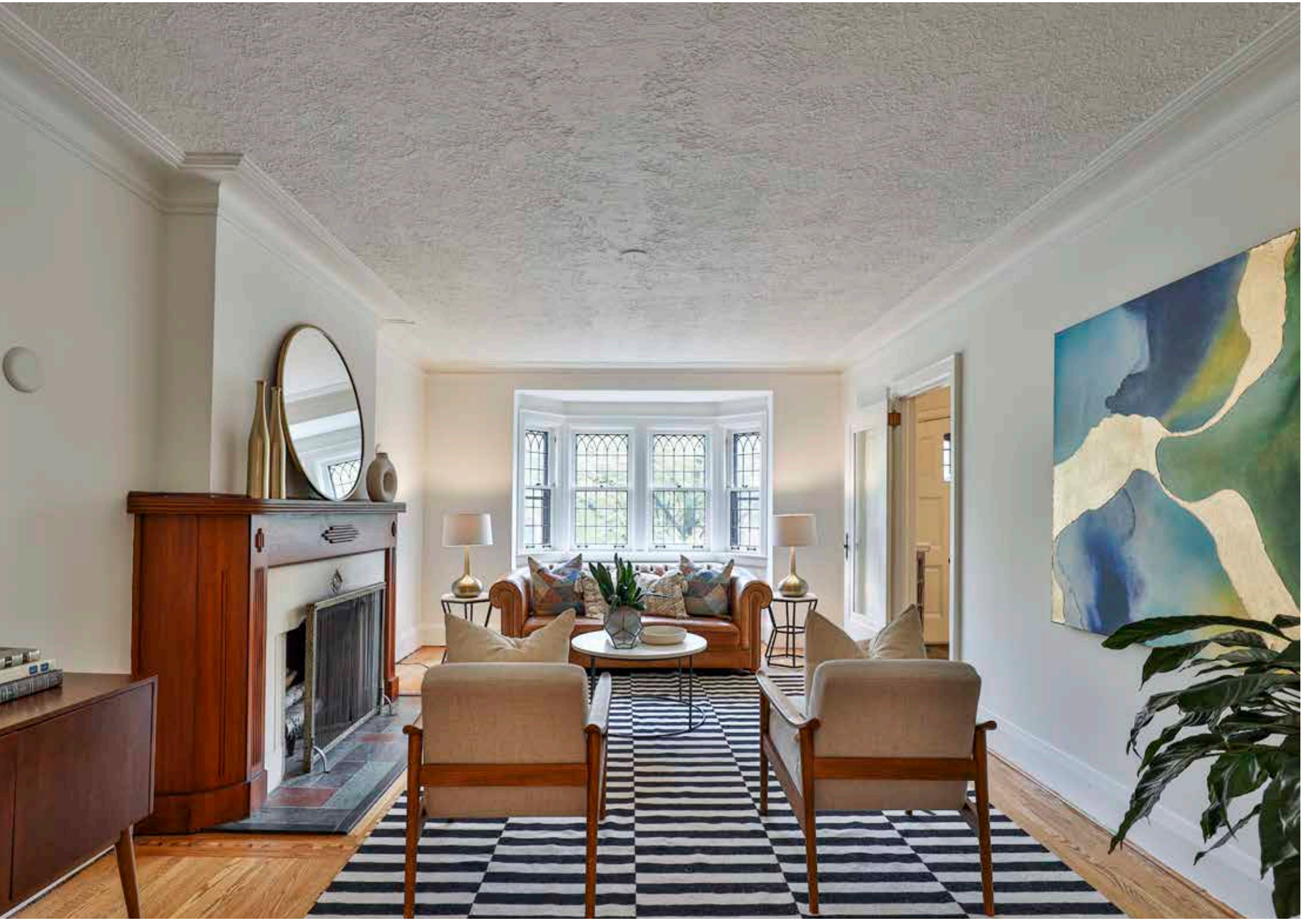
The main level features a gorgeous living and dining area complete with a striking bay window with leaded glass, beautiful wainscotting and an impressive wood burning fireplace that adds an intimate and dramatic ambiance to the space. The renovated kitchen is complete with custom cabinetry, stainless steel appliances and plenty of counter space. The sprawling family room addition features another charming wood burning fireplace and a convenient main floor powder room.

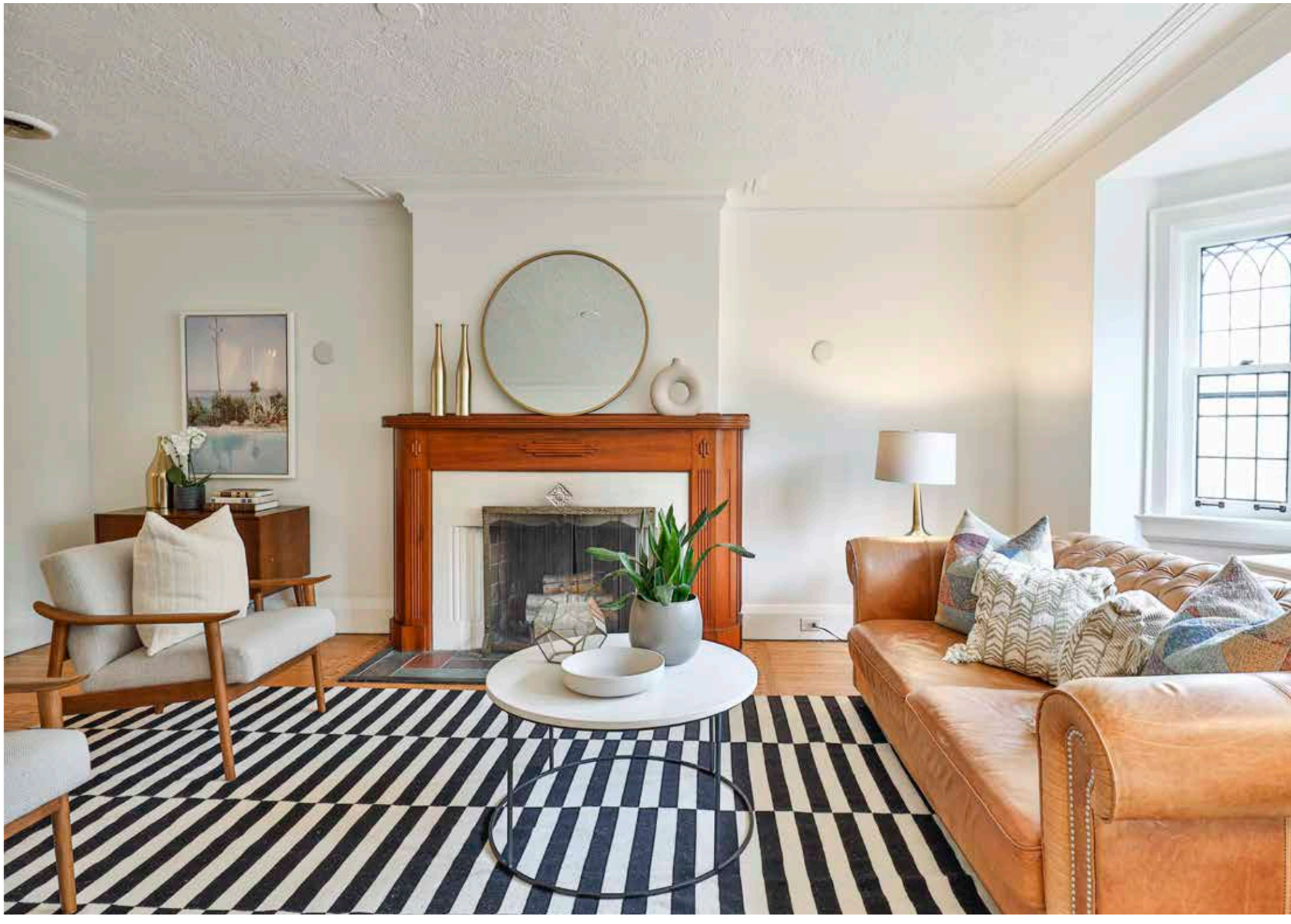
Walk-out to the private backyard oasis featuring a professionally landscaped flagstone patio area and an expansive yard that is perfect for entertaining guests or relaxing with family; offering a tranquil escape from the hustle and bustle of urban living.

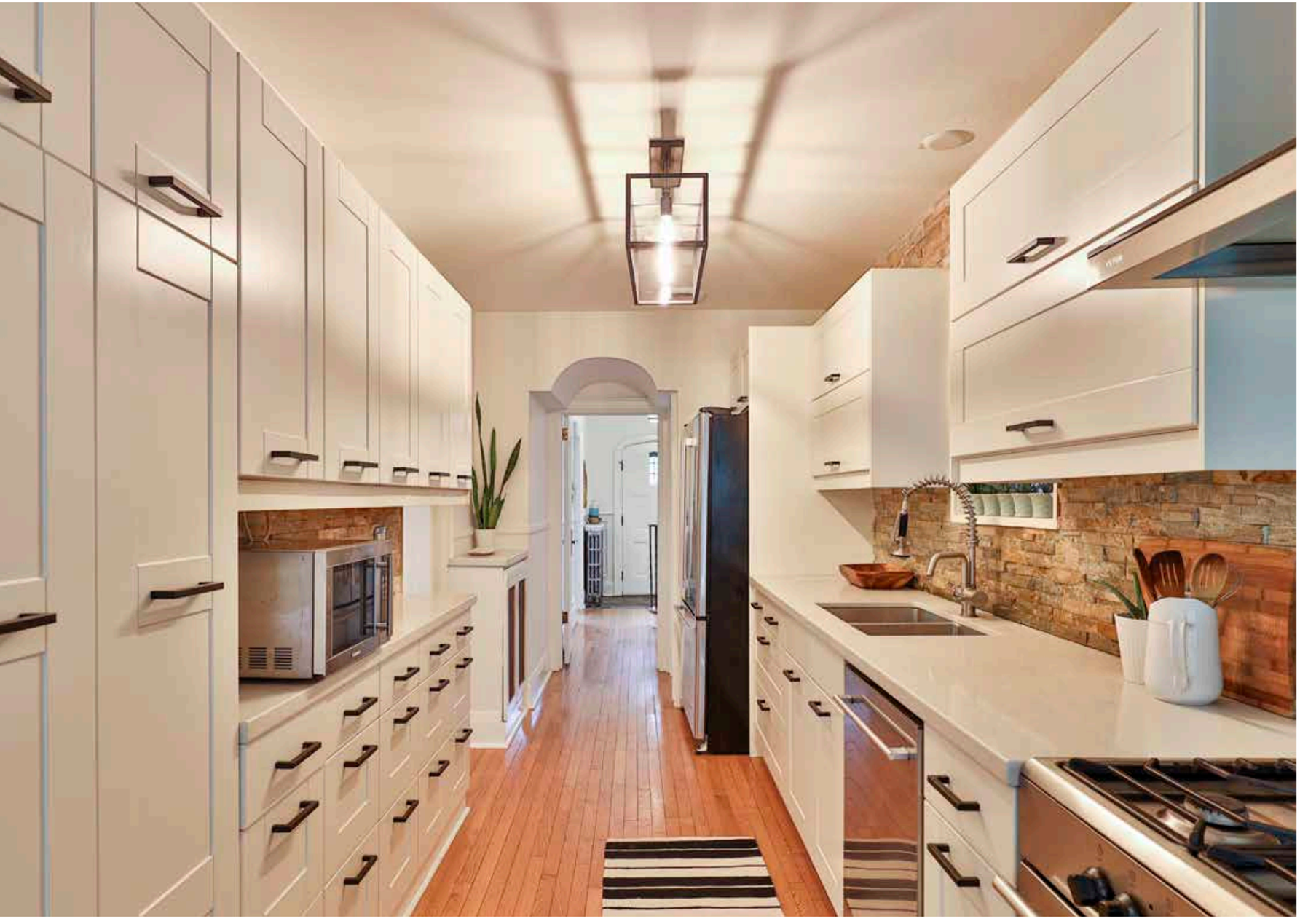
The second level boasts an abundance of natural light and features four large bedrooms each with ample storage and hardwood flooring throughout. The generously sized primary bedroom features a serene spa-style ensuite bathroom, vaulted ceilings and an abundance of closet space. A second four-piece bathroom completes the second level.

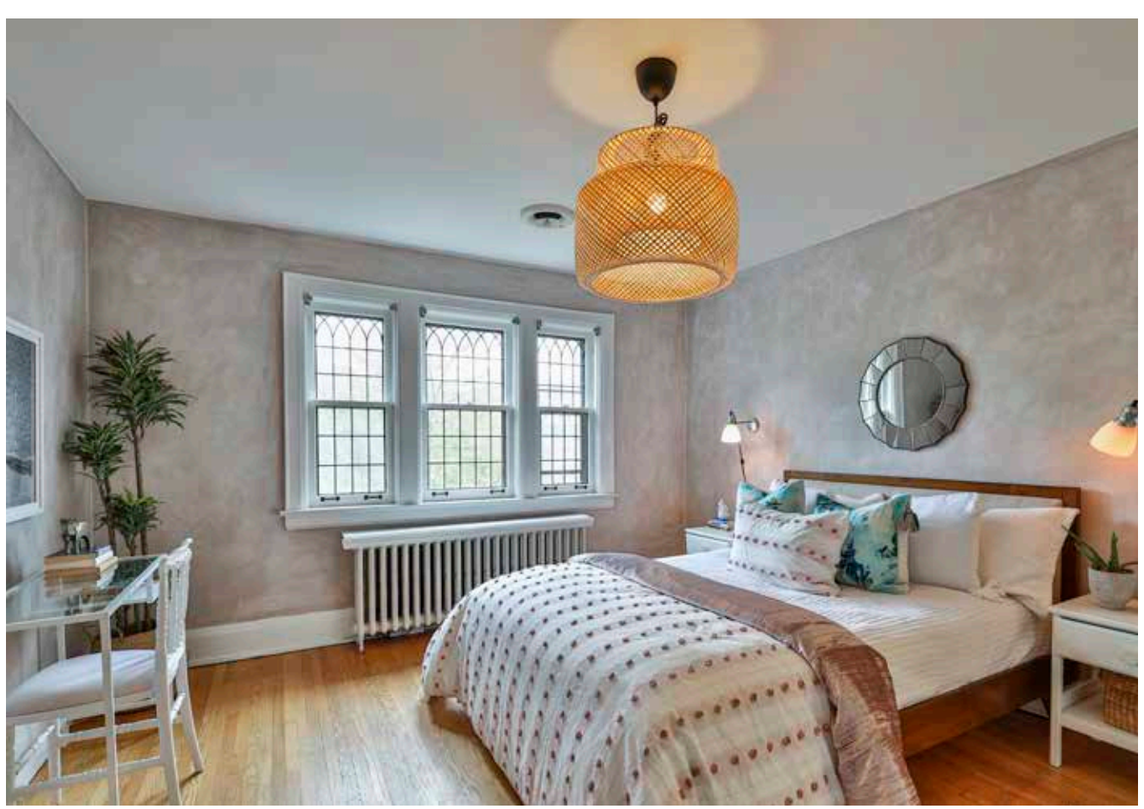
The lower level boasts a fourth bedroom or dedicated office space, a convenient three-piece bathroom, and a large, versatile recreation room perfect as a children's play area or as a multimedia room.

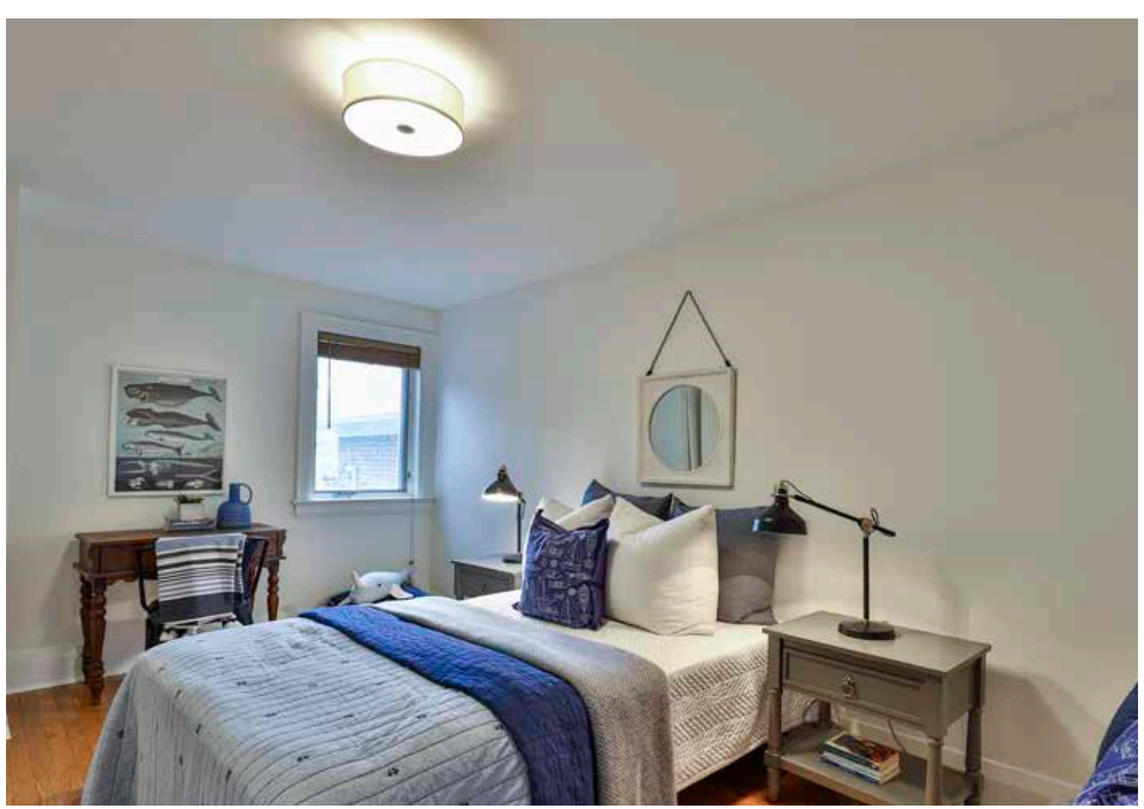
76 Cameron Crescent is only a short drive from the downtown core, steps away from the grocery and retail stores of Bayview Avenue, close proximity to some of the best public greenspaces in the city and surrounded by some of the top-ranking public and private schools that the city has to offer. This stellar property offers a unique opportunity to own the perfect family home in a highly desirable midtown location.

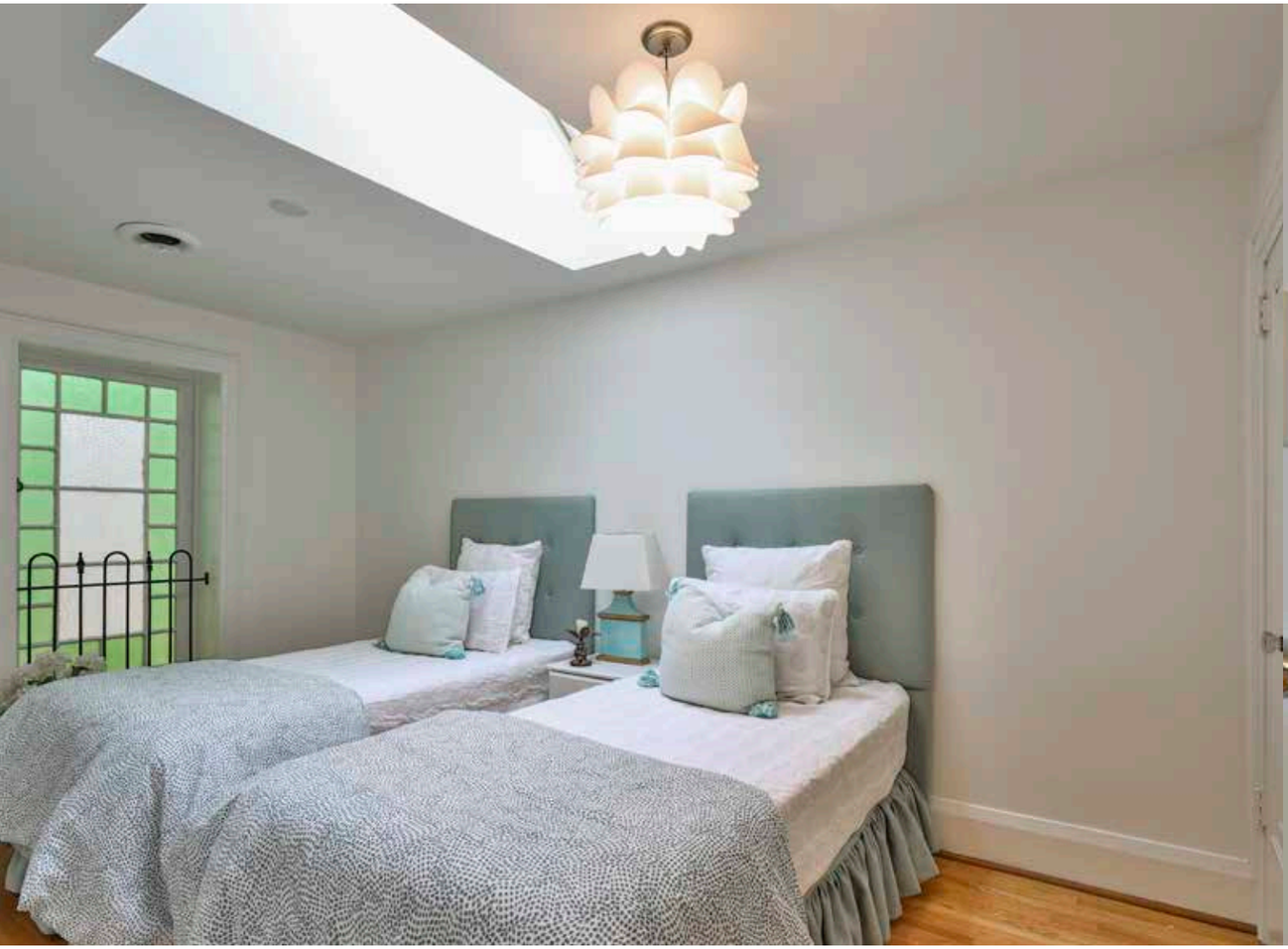


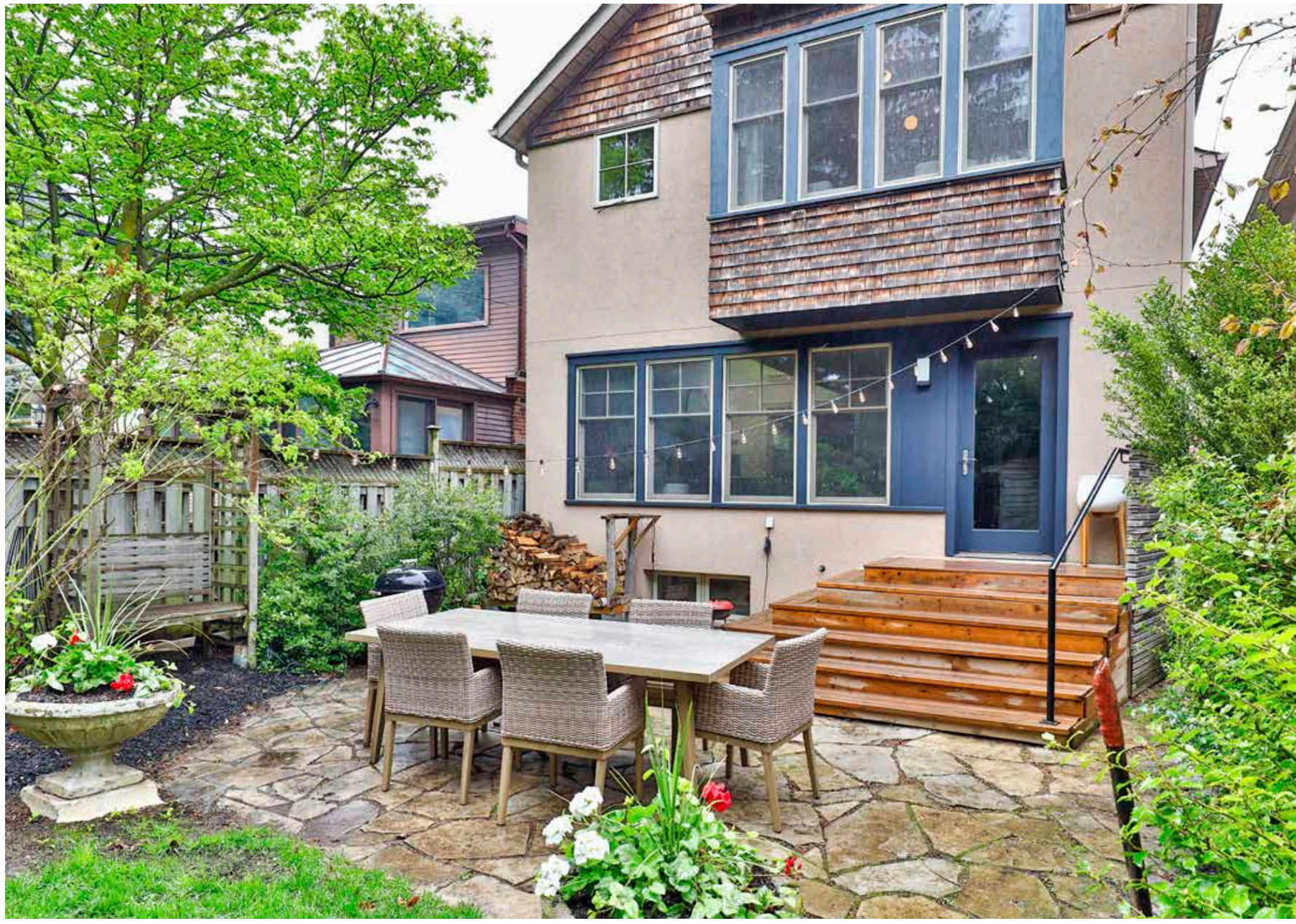












Details

LOT
30 feet by 135 feet

TAXES
$9,163.47 (2020)

POSSESSION
30-60 days

HEATING
Hot water gas

COOLING
SpacePak air conditioning

DRIVEWAY
Private driveway

Features

- Hardwood flooring on the main level and second level
- Exquisite millwork throughout
- Large living room with stately fireplace and bay window
- Formal dining room overlooking the living room featuring elegant wainscotting
- Renovated kitchen with breakfast bar overlooking family room and back garden
- Three storey rear addition including main floor family room, second level primary bedroom and lower level recreational room
- Second fireplace in family room
- Convenient main level powder room
- Walk-out to a lush back garden from family room
- Generously sized primary bedroom with four-piece bathroom and vaulted ceiling
- Heated bathroom floors
- Three additional large bedrooms on second level
- Lower level with ample ceiling height
- Versatile recreation room and additional bedroom/office and bathroom on lower level
- Private driveway with parking for three cars
- Excellent in-district schools including Bessborough Drive Elementary and Middle School and Leaside High School and close to many top private schools
- Conveniently accessible to the shops on Bayview and Eglinton Avenues and minutes from downtown
- A quick walk to the future Eglinton Crosstown LRT

IMPROVEMENTS
- New roof (2019)
- New furnace (2017)
- Complete kitchen renovation (2010)
- Three storey rear addition of approximately 1800 square feet (2003)

INCLUSIONS
- Stainless-steel refrigerator
- Five burner gas stove
- Dishwasher
- All light fixtures and window coverings
- Washer and dryer
- Heating and Cooling equipment

EXCLUSIONS
- Lower level mini refrigerator

RENTAL ITEMS
- Hot water heater

HEAPS ESTRIN

REAL ESTATE TEAM

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