



HEAPS ESTRIN

REAL ESTATE TEAM



115 Donegall Drive



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Nestled on a quiet street on one of Leaside's most coveted blocks north of Parkhurst, this charming Tudor-inspired home draws inspiration from classic English architecture with the refined use of materials and details. The property is situated on an exclusive thirty-three foot wide lot and features an attached garage and a private and ultra-spacious driveway with parking for three cars.

Upon entering this impressive light-filled home, one is immediately struck by the functional floor plan and the abundant character-rich details, including deep baseboards, exquisite crown moulding, leaded glass windows and hardwood flooring throughout. The use of natural wood and warm tones create an inviting ambience.

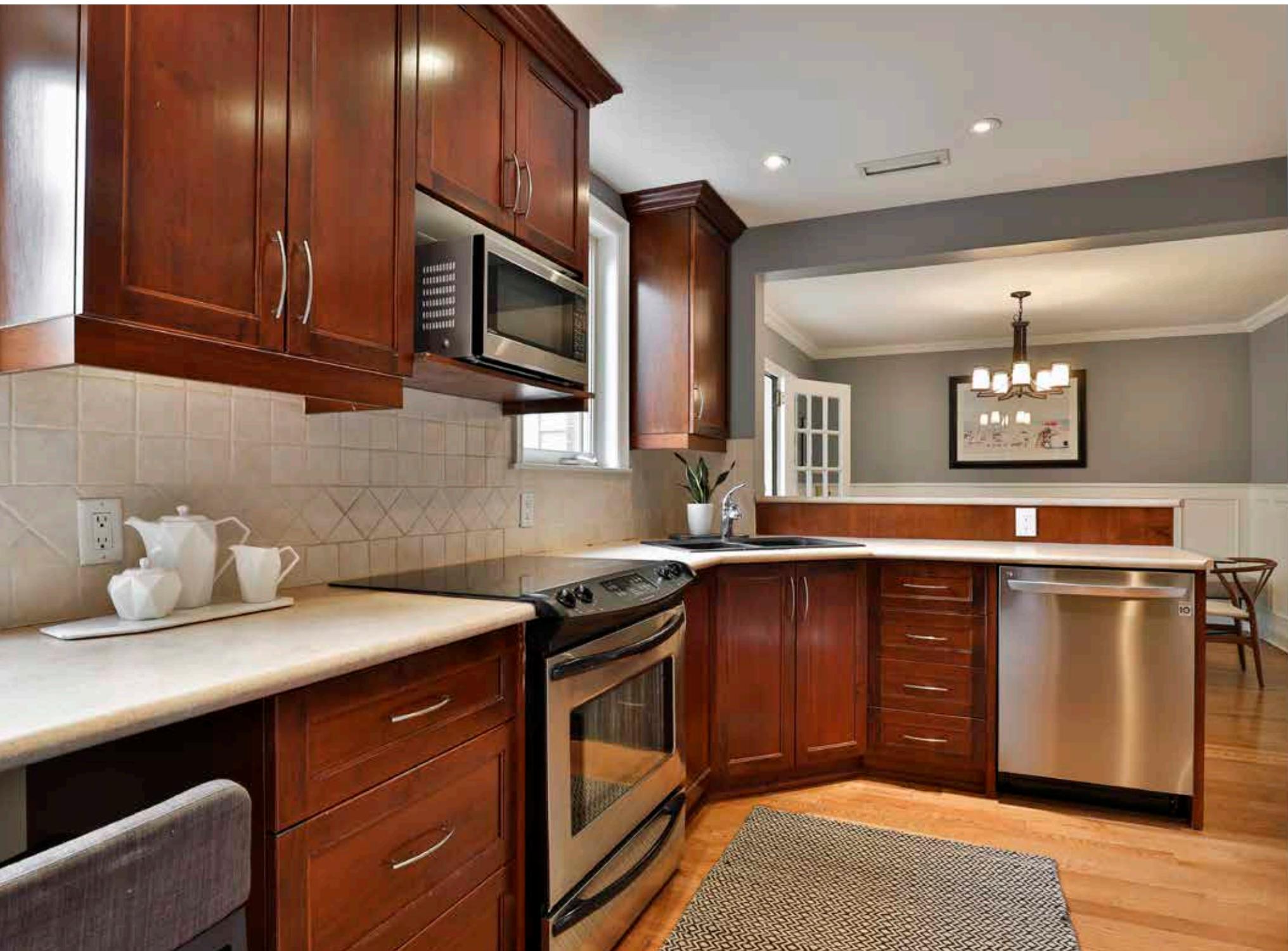
The main level boasts a large living room complete with handcrafted leaded glass windows and a wood-burning fireplace flanked by custom built-in bookshelves and cabinetry. The spectacular and renovated kitchen overlooks the dining room and is the perfect space for entertaining guests or relaxing with family, and is complete with custom built-in cabinetry, stainless steel appliances and a breakfast bar. Walk out from the sun-filled family room to the private, cedar-lined backyard oasis surrounded by a mature tree canopy.

The second level boasts a well-proportioned and light-filled primary bedroom overlooking the professionally landscaped front gardens, and is complete with a three-piece ensuite bathroom. A renovated four-piece bathroom and three additional large bedrooms with ample closet space and broadloom carpeting complete the second level.

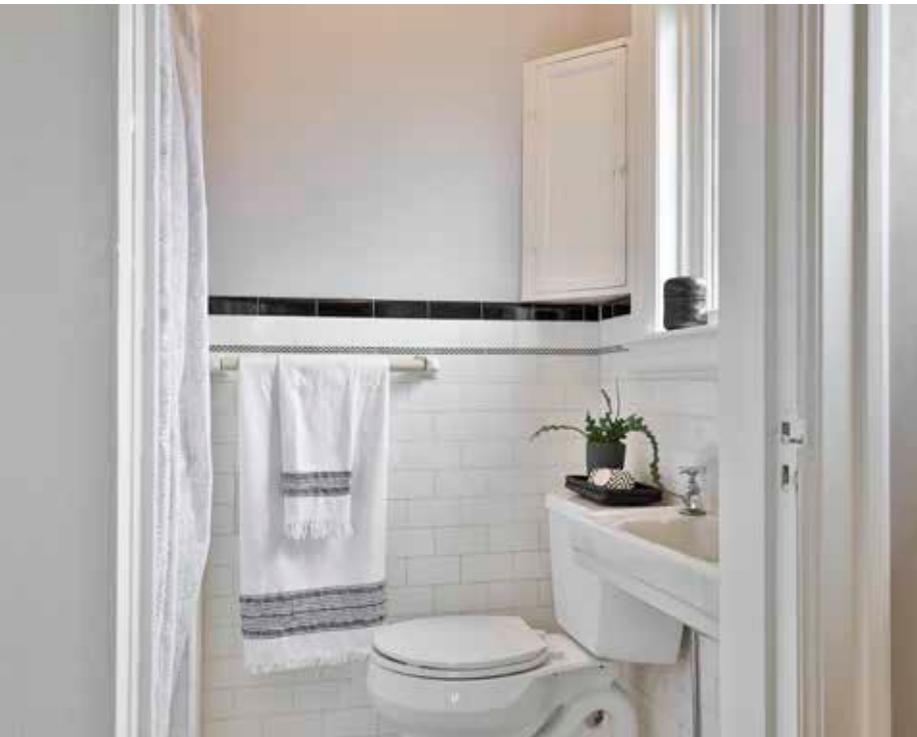
The fully finished lower level offers an extensive and open laundry area and an abundance of wall-to-wall built-in storage. A fabulous recreational room is perfect as a children's play area or ideal as a nanny suite. There is also an exercise room, a three-piece bathroom and a convenient side door entrance.

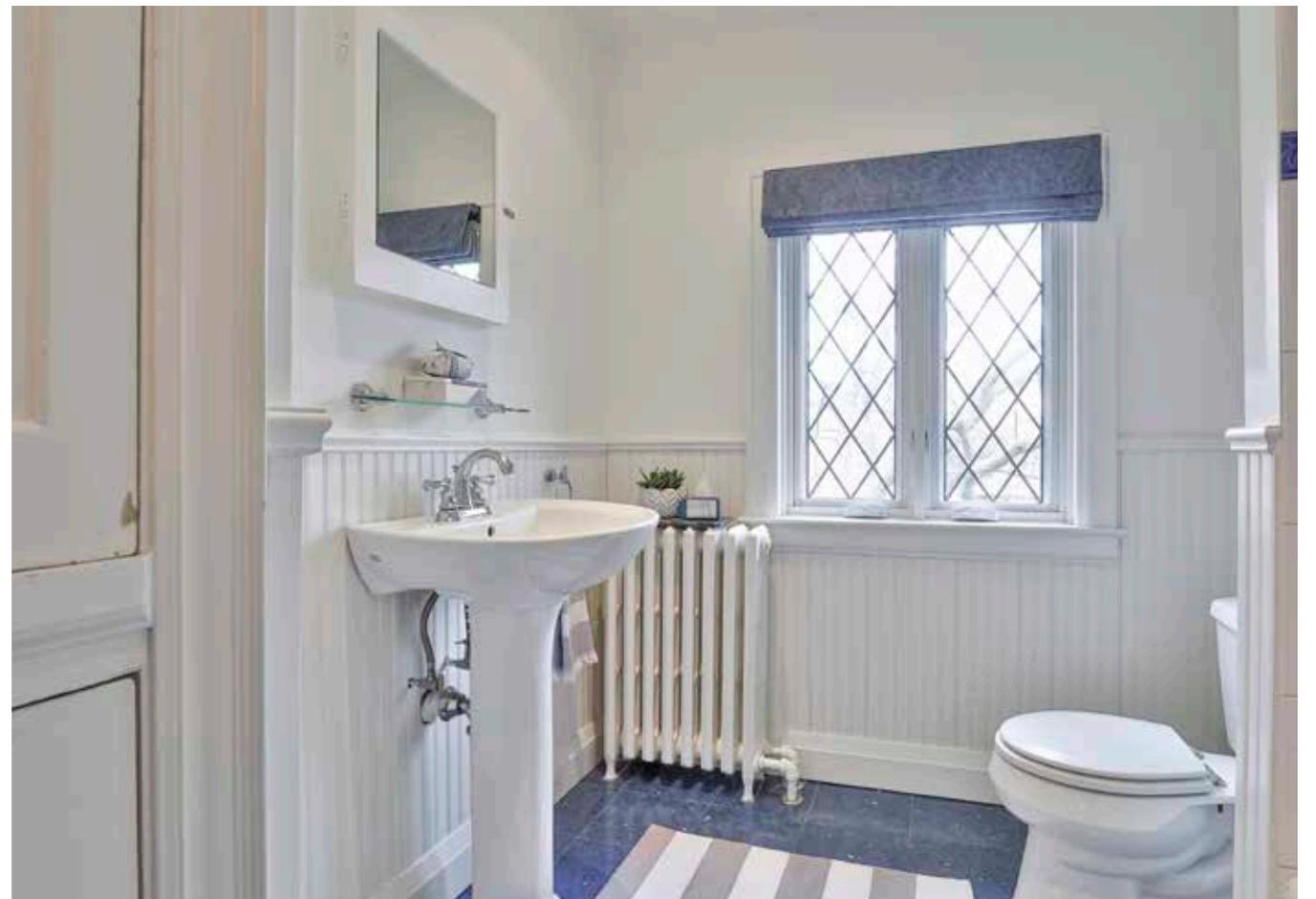
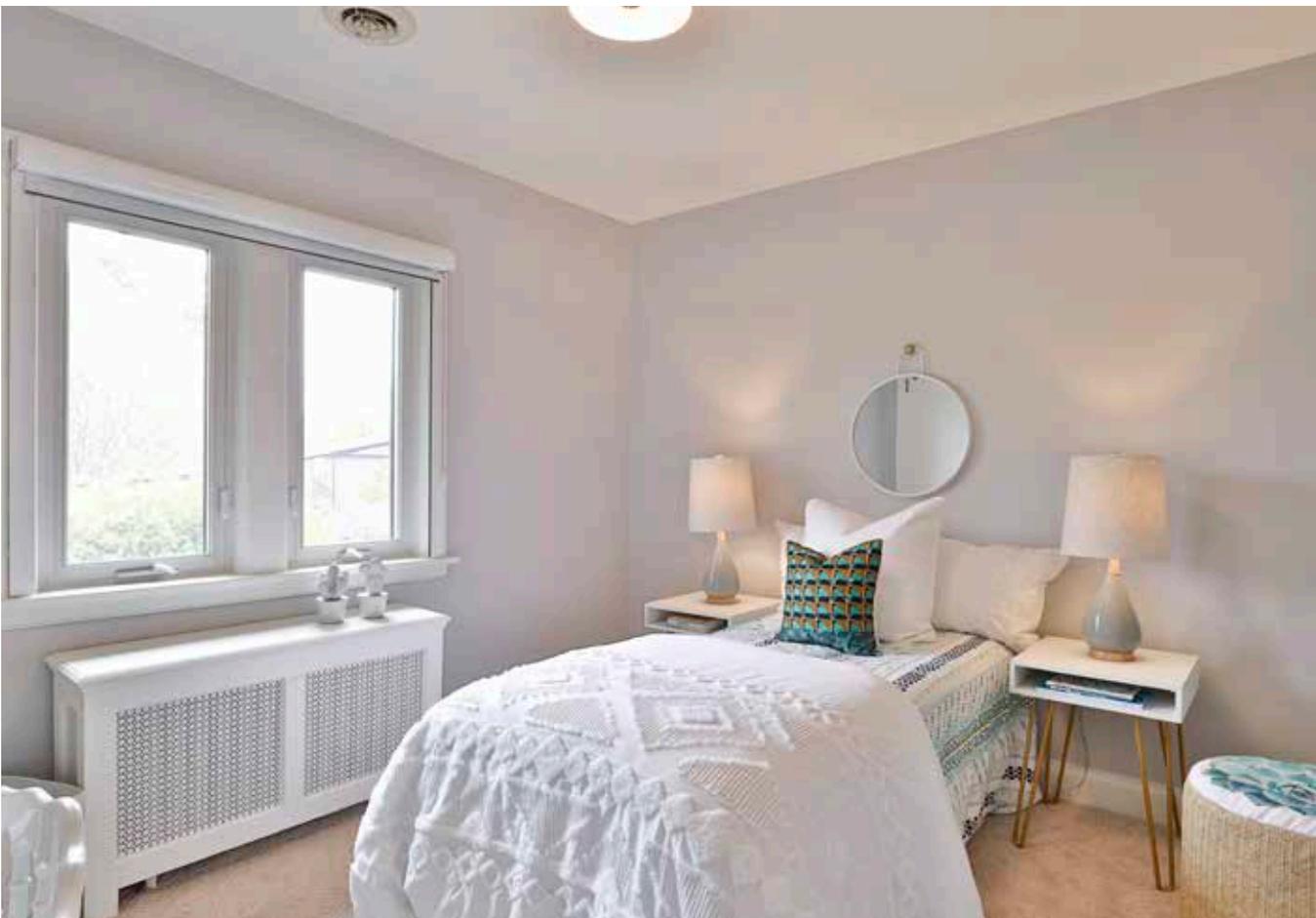
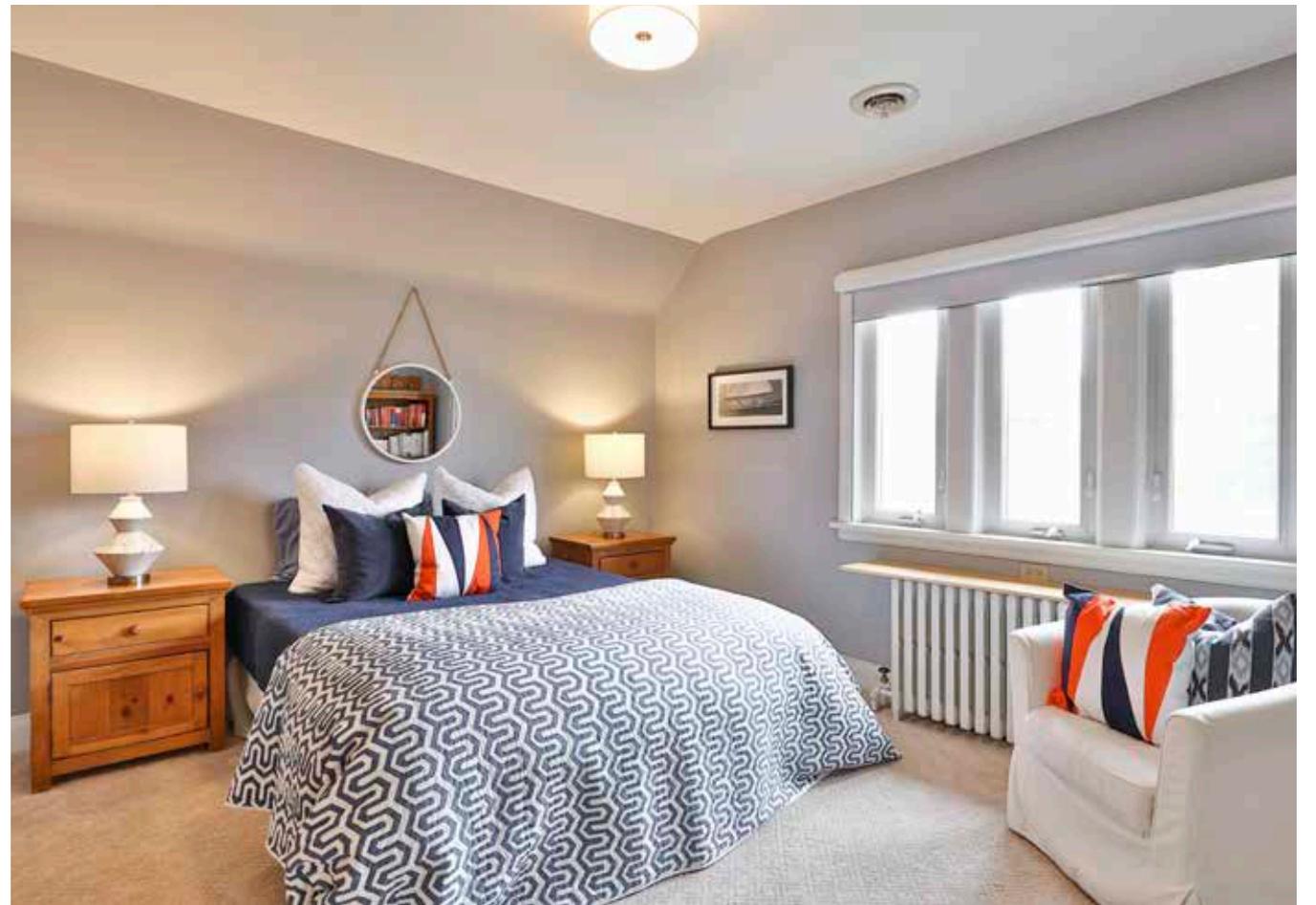
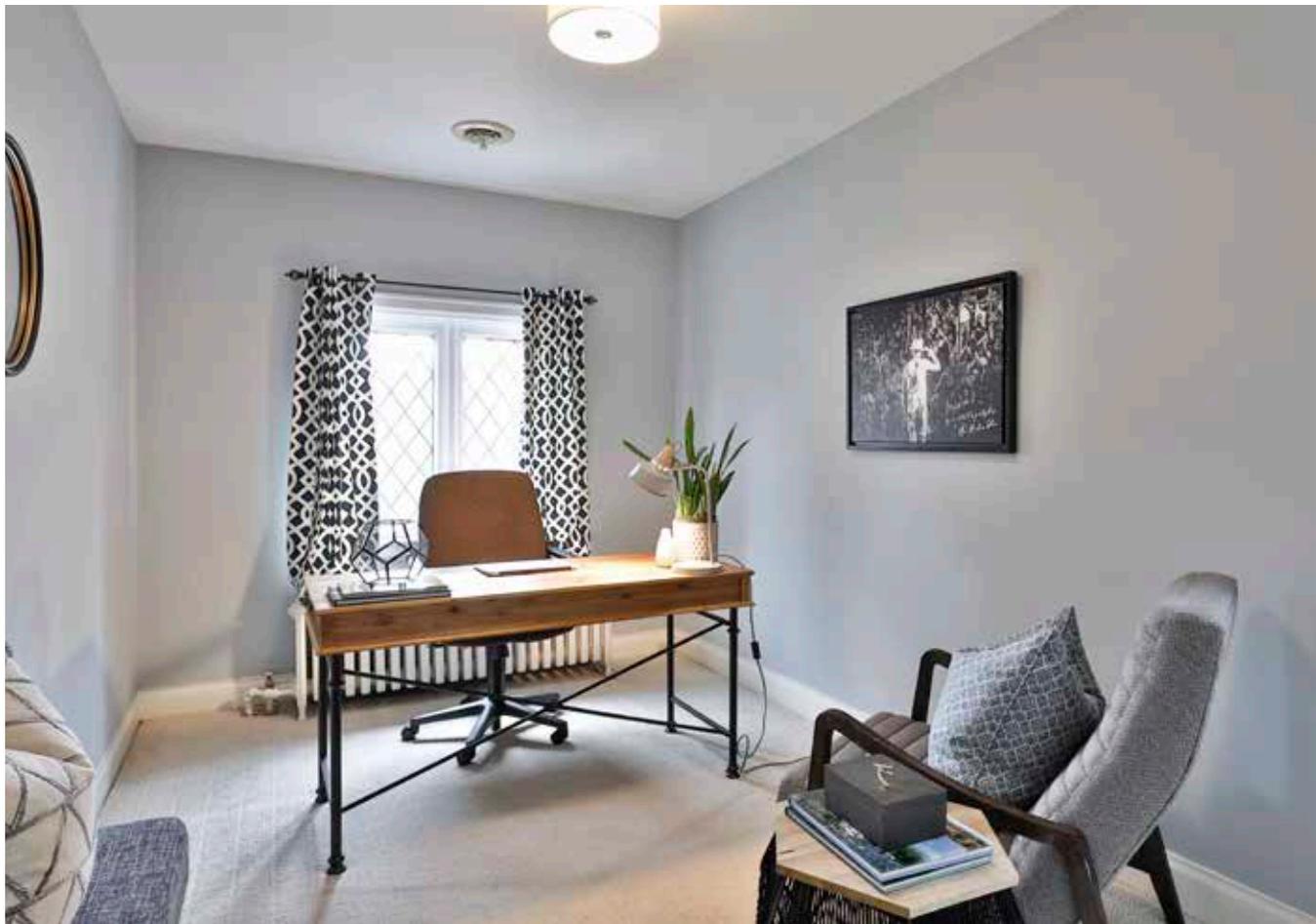
115 Donegall Drive offers a perfect opportunity to enjoy the Leaside lifestyle and is only a short drive from the downtown core, steps away from grocery and retail stores, a close proximity to some of the best public greenspaces in the city and surrounded by some of the top-ranking public and private schools that the city has to offer.





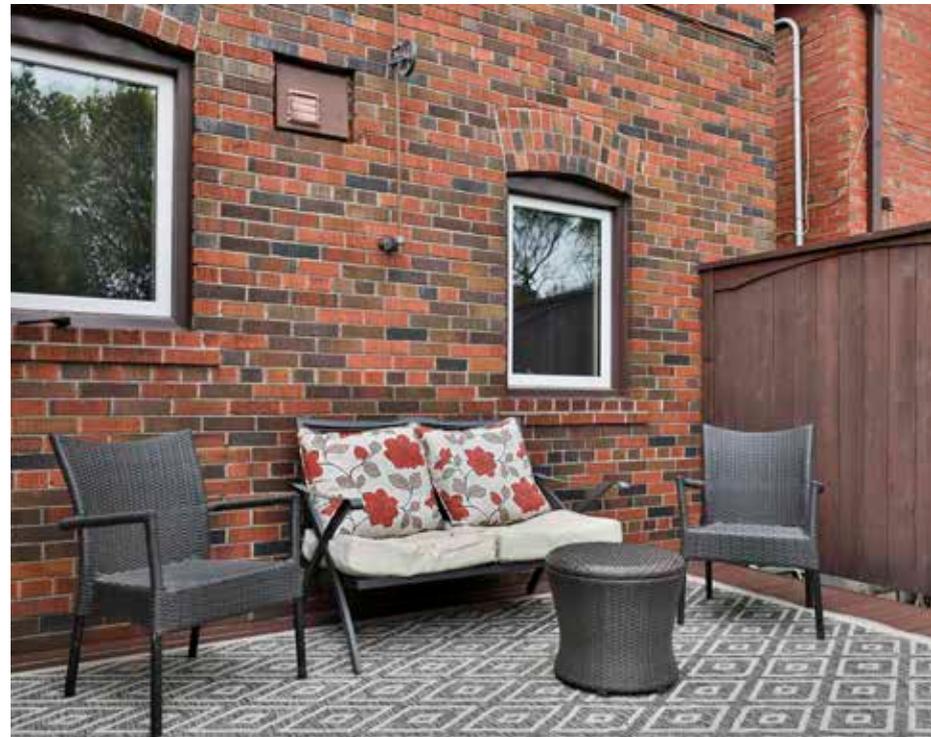














Details

LOT SIZE

33.5 feet by 115 feet

TAXES

\$8,838.00 (2020 annual)

POSSESSION

Flexible

HEATING

Hot water gas boiler

COOLING

Central air conditioning

DRIVEWAY

Private driveway; total parking for three cars

Features

- Four bedroom, three bathroom South Leaside home on a 33.5 foot by 115 foot east facing lot
- Two-storey, classic Tudor-style brick detached, renovated home with rear addition
- Private drive with built-in garage; total parking for three cars
- Approximately 2,000 square feet above grade, with additional 830 square feet on the lower level
- Glass-paned oak storm door with oak panelled, handcrafted lead window and door knocker front door
- Spacious front foyer with modern slate tiles, beautiful hardwood stairwell and deep hallway coat closet
- Fully appointed and renovated kitchen with a tremendous amount of storage, stainless steel appliances, double under mount sink and convenient breakfast bar with views of the back garden
- Elegant dining room with crown moulding and wainscoting, open concept and ideal for entertaining
- Bright and well-proportioned living room with hardwood floors, crown moulding, new handcrafted lead windows, custom built-in bookshelves and cabinets on either side of the wood burning fireplace, overlooking the immaculate landscaped front of the house
- Sun-filled rear addition main floor family room with original and exposed brick with walk out to the rear deck and back yard
- The second floor holds a big and bright primary suite with hardwood floors, new handcrafted leaded windows and three-piece ensuite
- Three additional large bedrooms with ample closet space, serviced by a renovated four-piece bathroom
- The second bedroom, which overlooks the front gardens and is tucked away from the other bedrooms, is ideal for a fabulous and undisturbed work from home office space or quiet nursery
- Plenty of second floor storage with two hallway linen closets
- Convenient side door entrance access to kitchen and lower level
- Extensive, open laundry room with double sinks and storage room
- Finished lower level recreation room with broadloom and window serves as a great recreation space or an opportunity for a guest or nanny suite, serviced by a three-piece bathroom
- Wall-to-wall built-in hallway cupboards allows for plenty of storage space, great for keeping the home and family organized
- Organized utility room, vast enough to be doubled as a home gym or yoga studio
- Well-manicured back garden and deck with interlocking stone creates a hard-scaped patio area for dining and plenty of room for entertaining
- Fenced-in with additional tall cedars help to create a private and serene back yard
- Excellent school district: Bessborough Drive Elementary and Middle School, St Anslem Catholic School and Leaside High School
- Close proximity to some of Toronto's best childcare facilities and private schools
- At your doorsteps is one of Toronto's best and hidden tobogaaning gems at Howard Talbot Park, tucked away behind Leaside High School
- Steps to fantastic recreational facilities including: Leaside Memorial Gardens with skating rink, pool and community centre and Trace Manes Park with library, baseball diamond, playground, splash pad and tennis courts
- Plenty of nearby greenspace with Sandy Bruce Park, an off-leash dog park, and many hiking, biking and jogging trails, including Mt Pleasant Cemetery and Evergreen Brickworks
- Centrally located to the many restaurants, shops and amenities on Bayview Avenue and Laird Avenue
- Easy access and only minutes to the TTC, future Eglinton LRT Crosstown stop, highways, downtown and the financial core
- Wonderful neighbours and a tremendous sense of community

IMPROVEMENTS

- Updated electrical (2021)
- Re-stained back deck (2021)
- New back deck and fence (2014)
- Lower level waterproofing, weeping tile and reservoir tank (2014)
- Professionally landscaped front steps and stonework (2013)

- New front facing windows on main and second level (2011)
- New air conditioning system and compressor (2010)
- New roof (2009)
- Driveway re-paved (2008)
- Renovated kitchen, second level four-piece bathroom, lower level three-piece bathroom (2005)
- New furnace (2005)

INCLUSIONS

- Maytag Refrigerator
- Frigidaire Electric Range
- Panasonic Stainless Steel Microwave
- LG Dishwasher
- LG Extra Large Capacity Front Load Washer with 6Motion Technology
- LG Extra Large Electric Dryer
- Frigidaire Refrigerator
- Broadloom (where laid)
- All electric lights and fixtures (except where excluded)
- All window coverings

EXCLUSIONS

- None

RENTAL ITEMS

- Hot water tank



HEAPS ESTRIN

REAL ESTATE TEAM

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Cailey Heaps
B.Comm.

SALES REPRESENTATIVE,
PRESIDENT & CEO

416.424.4910
Cailey@HeapsEstrin.com



& Ginny Webster

SALES REPRESENTATIVE

416.816.3741
Ginny@HeapsEstrin.com

HEAPSESTRIN.COM



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