



# HEAPS ESTRIN

REAL ESTATE TEAM



131 Ronan Avenue



## 131 Ronan Avenue

Nestled on a quiet street in Toronto's coveted Wanless Park community, this incredible family home is situated on a twenty-five-foot by one-hundred-forty-one-foot lot and exudes a refined style that uniquely balances scale and grand proportions offering a one-of-a-kind first impression. The private driveway provides parking for multiple cars with ease and features a built-in garage.

Upon entering the impressive light-filled home, one is immediately struck by the excellent open layout, high ceilings, and an abundance of natural light.

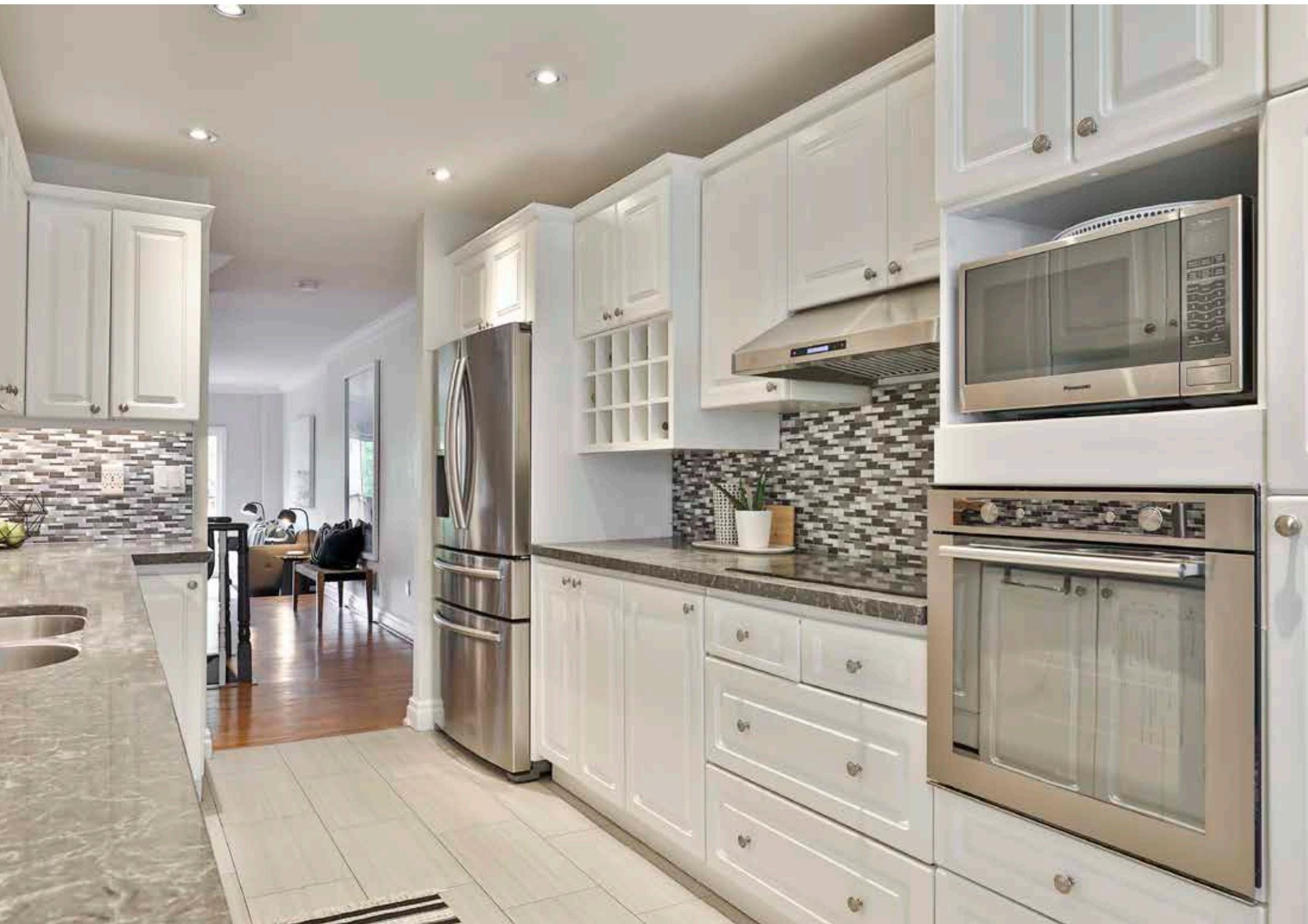
The main level boasts an open concept living space complete with a well-proportioned dining room that is perfect for entertaining, a large family room with a fireplace, and a two-piece powder room. The recently updated eat-in chef's kitchen is complete with custom cabinetry, built-in stainless-steel appliances, a quartz countertop, and pot lights. Walkout from the family room to a private deck with picturesque views of the lush backyard.

The second level features three light-filled bedrooms each with ample storage space and hardwood flooring throughout. The stunning primary bedroom is complete with custom built-in cabinetry, a walk-in closet, and a five-piece ensuite bathroom with a retro vibe. Two additional well-proportioned bedrooms are serviced by a four-piece bathroom.

The lower level boasts a large recreational room complete with a wood-burning fireplace, built-in storage and home office nook, a convenient three-piece bathroom, a bright laundry area, a utility room, and a storage room that meet the functional needs of a modern family.

Walkout from the lower level to the private backyard oasis surrounded by lush landscaping and a large patio area that is perfect for relaxation and entertaining. The ultra-deep lot adds plenty of additional outdoor living space that is perfect for growing families.

131 Ronan Avenue is tucked away in one of the city's most desirable neighbourhoods, a short drive from the downtown core, steps away from some of the best green spaces in the city, and surrounded by some of the best public and private schools that the city has to offer. This truly spectacular home offers a unique opportunity to own the perfect family home in one of Toronto's most sought-after and tight-knit communities.







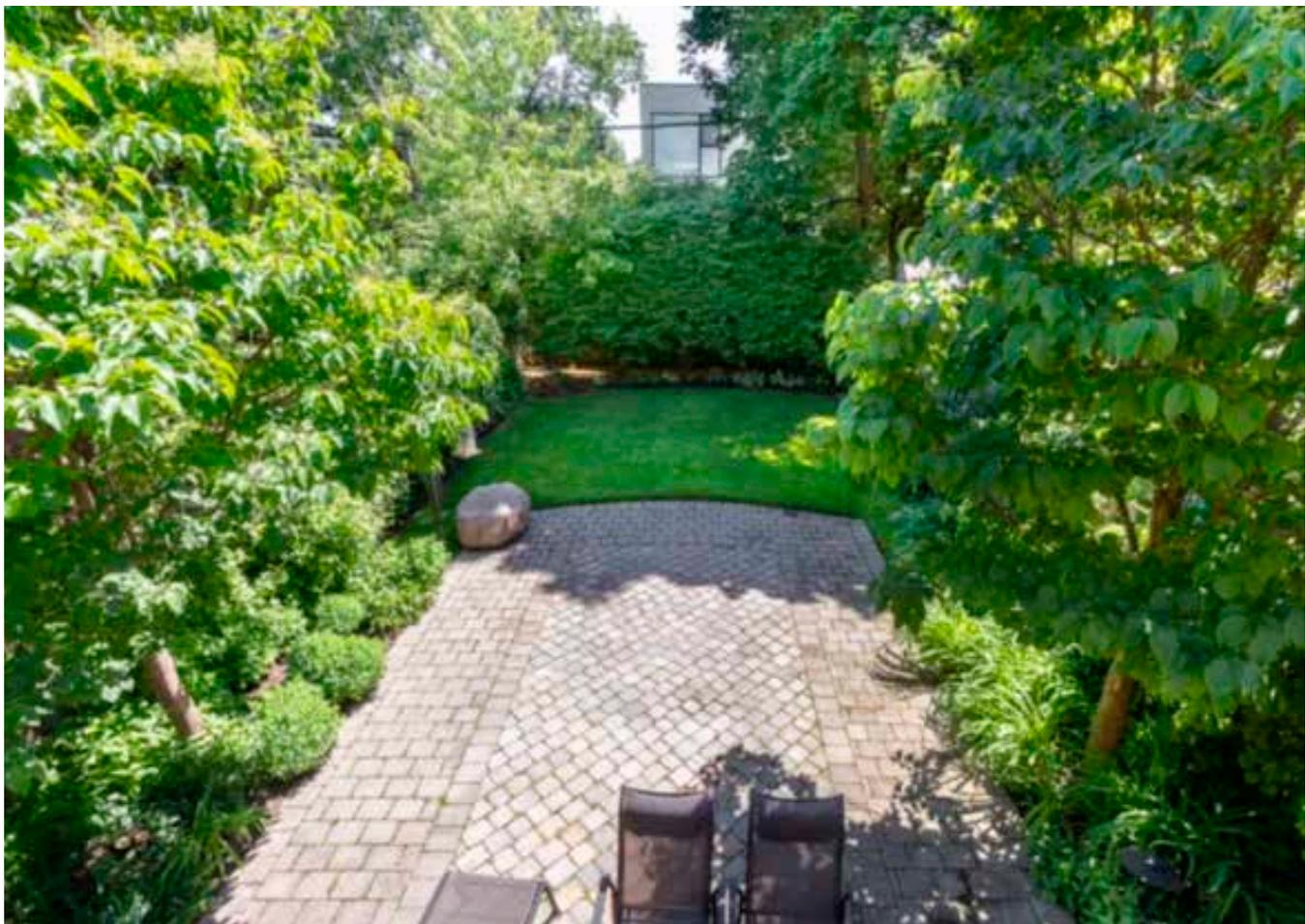














# Features



- Newer construction home
- Large private driveway with parking for multiple cars and a built-in garage
- Stone steps leading to large covered landing
- New solid wood door
- Main level boasts elegant millwork, hardwood flooring, and pot lights
- Newly renovated eat-in chef's kitchen with custom cabinetry, built-in stainless-steel appliances, and a quartz countertop
- Open concept dining room
- Cozy sunken family room with a fireplace and walkout to a stunning entertaining space that steps down to your ultra-deep one-hundred-forty-one-foot backyard
- Elegant solid wood staircase ascends to well-appointed second floor plan
- Large primary bedroom with a five-piece ensuite bathroom and a walk-in closet with beautiful views of the lush backyard
- Second bedroom with a double closet and California shutters
- Third bedroom with a walk-in closet
- Spectacular and cozy lower level living space with a recreational room, a woodburning fireplace, a three-piece bathroom and walkout to the garden
- Utilitarian space at the front of the house complete with a bright laundry room, a utility room, and a storage room with potential to be converted to a mudroom with direct access to the large built-in garage
- Mirrors on back of primary bedroom door
- Mirrors on front hall doors
- Bathroom mirrors
- Shed at side of house
- Basement TV and bracket
- Irrigation System
- Washer and Dryer
- Garage Equipment and Accessories

## EXCLUSIONS

- Living room TV and bracket
- Dining room and primary bedroom light fixtures
- All art and mirrors (except where included)
- Basketball net and hockey net
- All backyard chattels
- RING Door Bell
- Bird feeder

## INCLUSIONS

- Gas furnace and related equipment
- Air Conditioning and related equipment
- Samsung Fridge and Freezer
- Panasonic Microwave
- Cooktop and Hood Vent
- GE Whirlpool Stove
- All Window coverings
- California Shutters
- All electric light fixtures (except where excluded)
- Alarm system
- Central vacuum system
- Framing for ice rink

# Details

**LOT SIZE**  
25 feet x 141 feet

**TAXES**  
\$9,007.55 (2020)

**POSSESSION**  
End of June

**HEATING**  
Forced Air Gas

**COOLING**  
Central Air Conditioning

**DRIVEWAY**  
Private Driveway with Built-in Garage



# 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**

B.Comm.

SALES REPRESENTATIVE,  
PRESIDENT & CEO

416.424.4910

Cailey@HeapsEstrin.com



**Alison Giffin Ferris**

&

SALES REPRESENTATIVE

416.999.6197

Alison@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