



# HEAPS ESTRIN

R E A L   E S T A T E   T E A M



321 Briar Hill Avenue



## 321 Briar Hill Avenue

Nestled on a picturesque street in Toronto's coveted North Toronto community, this home has impressive curb appeal and offers a one-of-a-kind first impression. The widened driveway provides parking for one car and this home is perfectly suited for young families and professionals who are looking for a turnkey home in a great community.

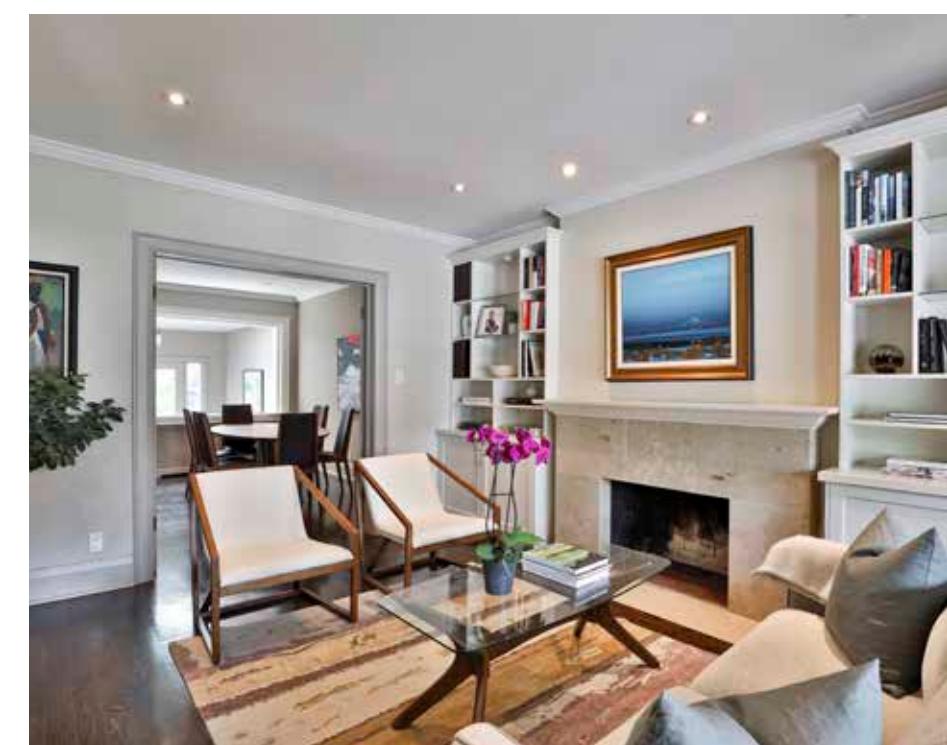
Upon entering the renovated light-filled home, one is immediately struck by the functional layout, the character rich details, and thoughtful interior design.

The main floor boasts well-proportioned principal rooms that balance classic and modern design. The sophisticated formal living room is perfect for entertaining guests or relaxing with family and features a wood burning fireplace, original leaded glass windows and custom built-in bookshelves. The renovated kitchen is complete with stainless-steel appliances and an island that offers additional seating and is perfect for enjoying breakfast or a casual meal. The sun-filled family room features a large skylight, radiant heated flooring, and a walk-out to the breathtaking outdoor entertaining area and garden.

The second level boasts three large bedrooms and a four-piece spa-style bathroom complete with a pedestal sink, a soaker tub with a shower, and heated flooring.

A separate side entrance leads to a lower level mudroom, a beautiful recreational room, a three-piece bathroom with heated flooring, a built-in desk and shelving, a wine fridge, storage room, and a convenient laundry room.

321 Briar Hill Avenue is only a short drive from the downtown core, within walking distance to the shops of Yonge Street, in close proximity to the North Toronto Community Centre and Eglinton Park, and surrounded by some of the top-ranking public and private schools in the city. This brilliant property offers a unique opportunity to own the perfect family home in one of Toronto's most sought-after neighbourhood.

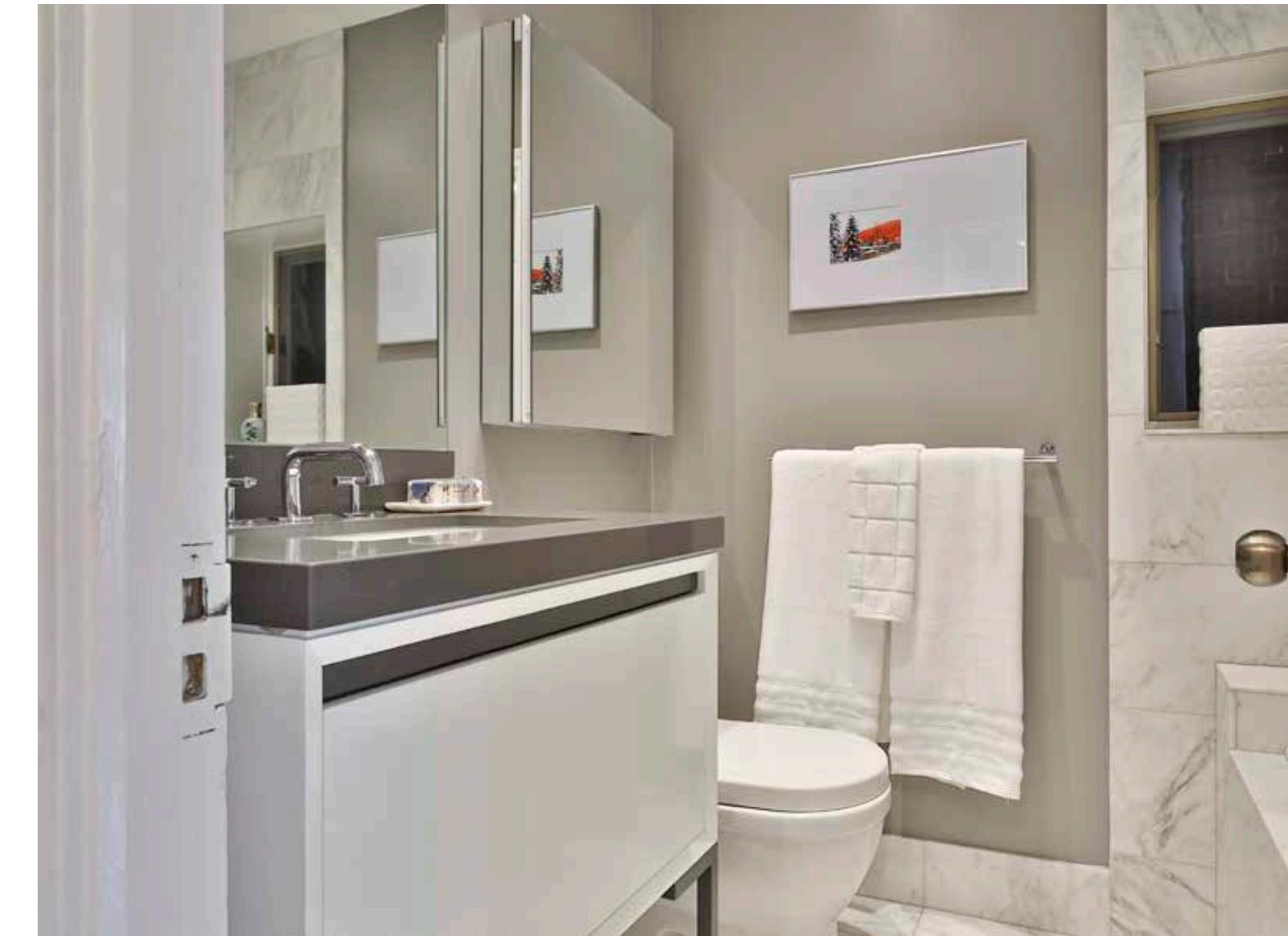
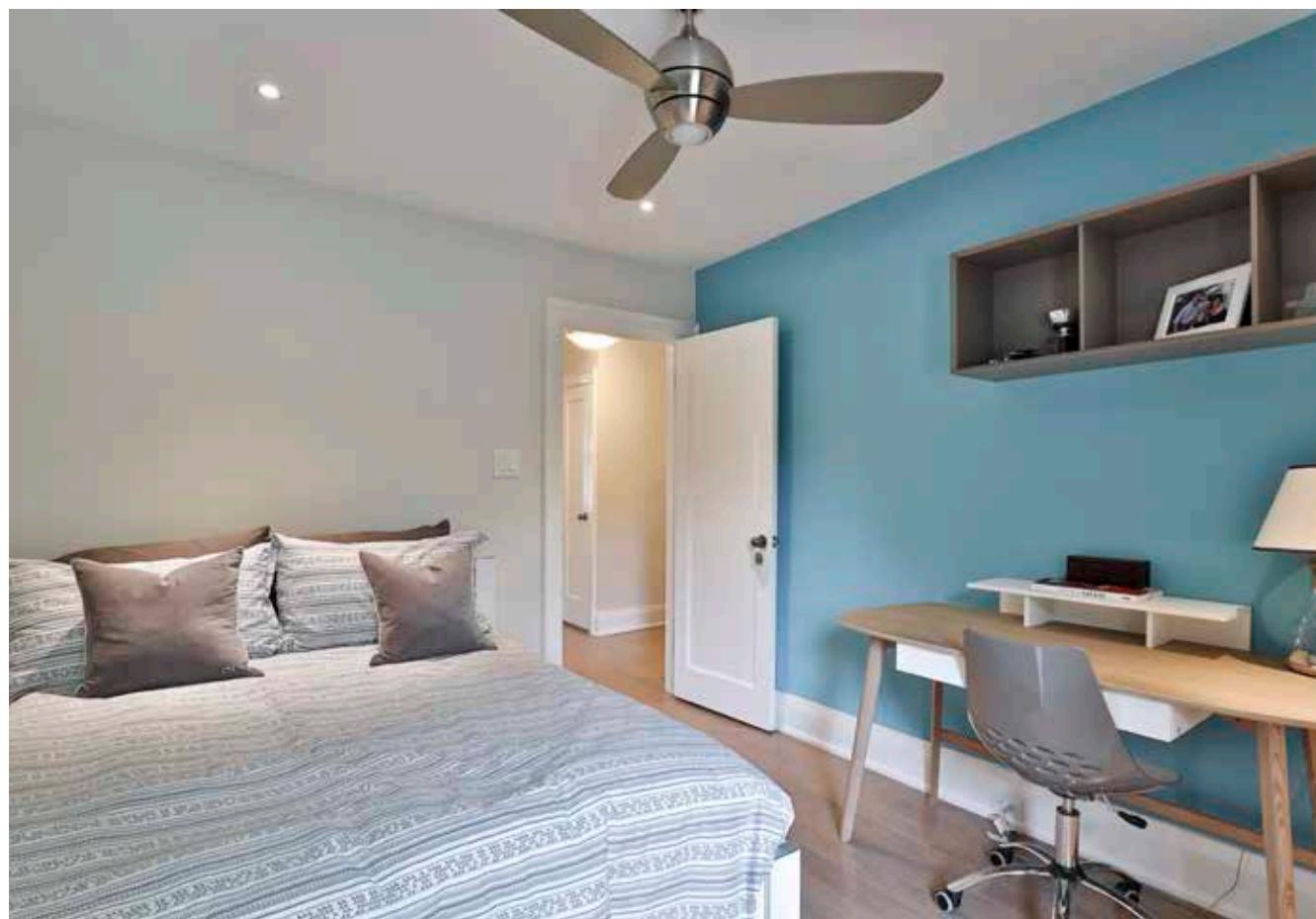








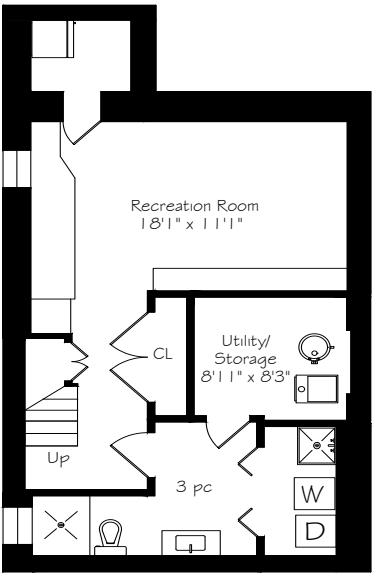
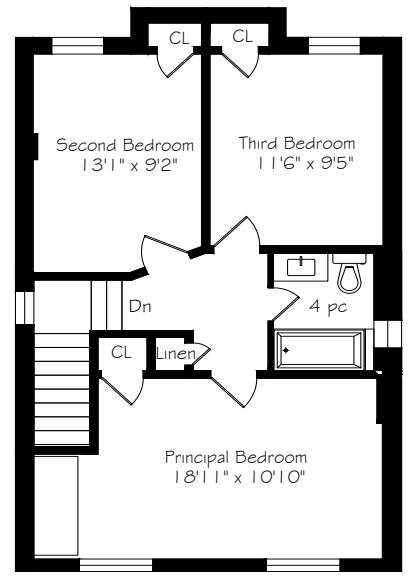
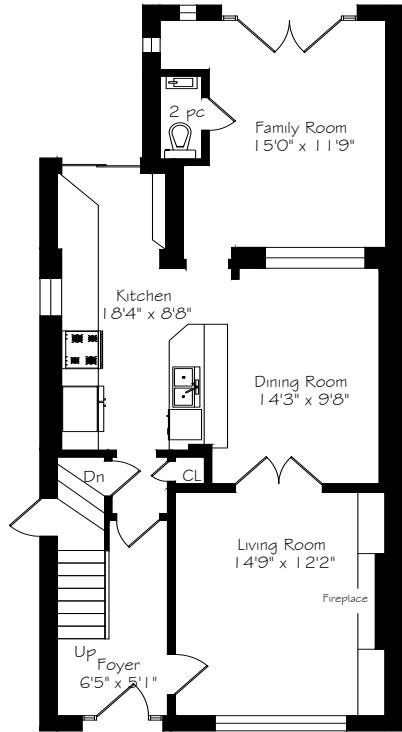












# Features

- Gorgeous, light-filled home in the highly desirable North Toronto community
- Traditionally designed with modern updates
- Elegant living room showcases original leaded glass windows, custom bookshelves and a wood burning fireplace.
- Spacious main level with an open concept kitchen and dining room
- Light-filled family room addition features a large skylight and French doors
- Abundance of natural light throughout the front and the rear of the house
- Open concept kitchen overlooks dining room and sliding doors to back garden
- Galley kitchen with ample storage, overlay refrigerator and stainless-steel appliances
- Quartz kitchen counter tops with tile backsplash and under mount sink in island
- Walk out to spacious outdoor patio area and lush backyard
- Renovated second floor bathroom with a large tub, pedestal sink, marble tiles and heated floors
- Large second floor bedrooms
- Primary retreat with large windows and closet
- Renovated lower level with a side door entry
- Large bathroom on the lower level with heated floors and a freestanding shower
- Divine south facing private garden with spacious deck with built-in seating and garden shed
- Minutes to downtown via Avenue Road & Yonge Street
- Close proximity to top public schools including the Allenby Junior Public School, Glenview Senior Public School, North Toronto Collegiate Institute, and Northern Secondary School
- Nearby private schools include St. Clements School, Upper Canada College, Greenwood College School, and Toronto Prep School
- Perfectly located in a fabulous community and close proximity to the North Toronto Community Centre, Eglinton Park, the North Toronto Tennis Club, and Sherwood Park

- Backyard sprinkler system (2012)
- Updated powder room (2011)
- Added skylight in family room (2011)
- Pot lights in family room (2011)
- New flat roof over family room (2011)
- French doors to deck (2011)
- Radiant flooring in family room (2011)
- Insulated crawl space in family room (2011)
- Water proofing on three sides in lower level (2010)
- French drain in lower level (2010)
- Updated main drainpipes (2010)
- Lower levellaminate flooring (2010)
- Pot lights in basement (2010)
- Fully renovated bathroom in lower level(2010)
- Radiant flooring in lower level bathroom (2010)
- New Boiler and flex pipes (2010)
- Built-in cupboard in lower level (2010)
- Tiles in the cold room (2010)
- Waterspout for the garden (2010)
- Two new windows in lower level (2010)
- New side door (2010)
- New staircase to lower level (2010)
- All electrical wiring updated (2006-2007)
- Electrical box updated (2006-2007)
- Opened up wall between kitchen and dining room (2006-2007)
- Kitchen with quartz countertop (2006-2007)
- New flooring in entryway (2006-2007)
- Pots lights in kitchen, dining and living room (2006-2007)
- Built-ins in the living room (2006-2007)
- Updated fireplace (2006-2007)

## Details

### LOT SIZE

25 Feet x 131.50 Feet

### TAXES

\$7,298.40 (2020)

### POSSESSION

Flexible

### HEATING

Hot Water Gas

### COOLING

Split System Air Conditioning

### DRIVEWAY

Licensed Front Pad Parking on Widened Driveway

### IMPROVEMENTS

- Kitchen cupboards updated (2020)
- New roof, soffits, eavestroughs, rain gutters and down spouts (2017)
- Pot lights in all three bedrooms (2016)
- Second level oak hardwood flooring (2016)
- Fully renovated second level bathroom (2016)
- Radiant heated flooring in second level bathroom (2016)
- Custom shed in backyard (2012)
- Garden plants along border of backyard (2012)
- Deck and custom planter boxes (2012)

### INCLUSIONS

- Built-in Jenn-air refrigerator
- Profile 4-burner gas cooktop
- Miele dishwasher
- Samsung washer and dryer
- Avantgarde wine fridge
- Mounted LG flatscreen TV
- All electric light fixtures
- Air conditioning units and equipment
- All window coverings
- All lower level shelving

### EXCLUSIONS

- Pax Closet System in Primary Bedroom
- Fisher & Paykel stainless-steel refrigerator in lower level

### RENTAL ITEMS

- Hot Water Tank (2019)



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