



# HEAPS ESTRIN

REAL ESTATE TEAM



43 Esgore Drive



## 43 Esgore Drive

Welcome to 43 Esgore Drive, an exquisite home set on a prime block in the coveted Cricket Club neighbourhood. Extensively renovated by a designer dream team, this beautifully appointed home leaves nothing to be desired. With high-end custom finishes throughout, the upscale and comfortable aesthetic perfectly balances form and function with a beautifully tailored suite for the everyday needs of a modern family.

Upon entering the 3,300 square foot light-filled home, one is struck by the well-appointed indoor and outdoor living space designed and finished by Sherwood Homes, Tom Spragge Architect, Cameron MacNeil Interior Design and Glenoaks Landscaping. The extensive three-storey rear addition and insightful design is featured in distinguished publications, including Style at Home Magazine.

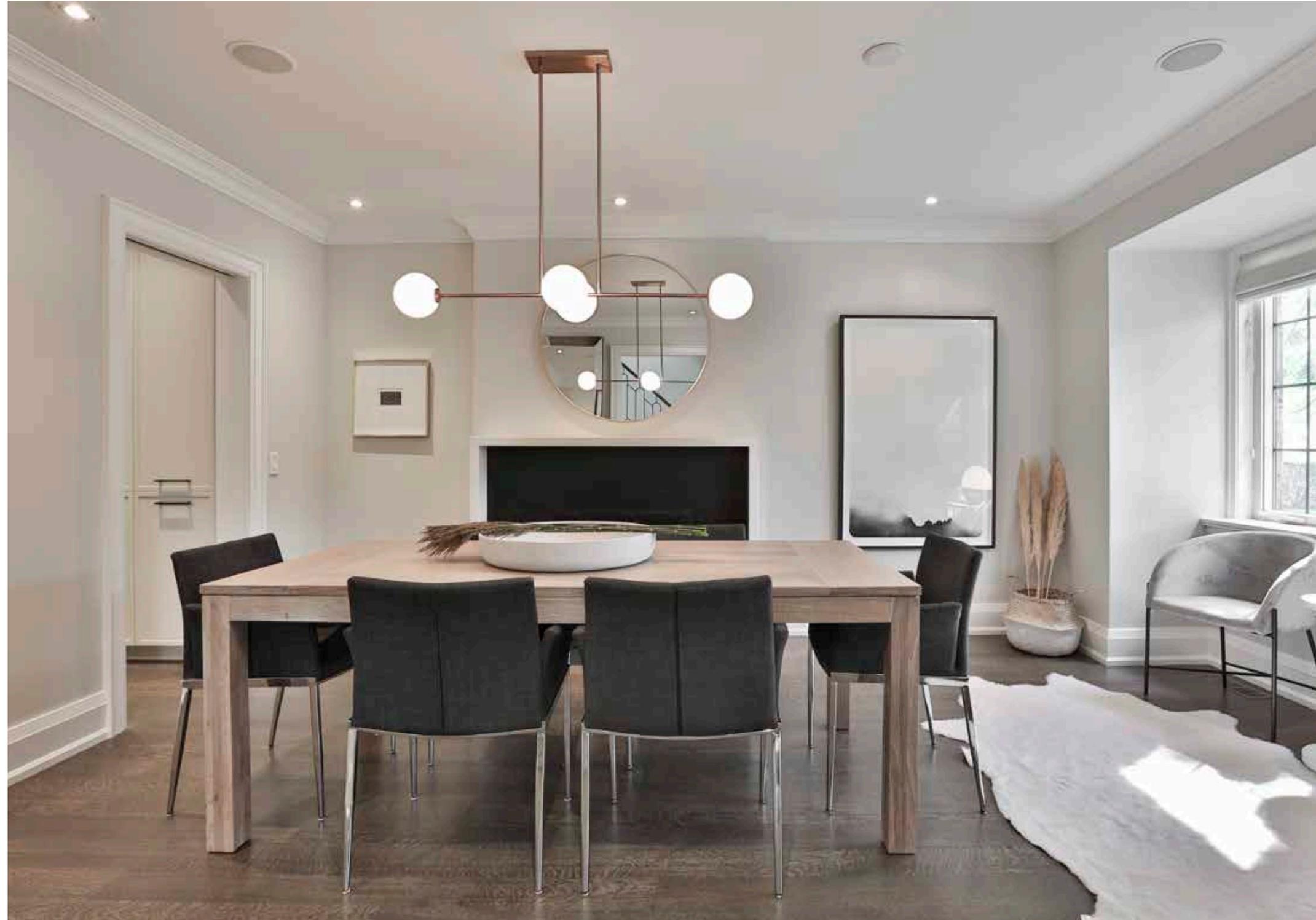
The impressive foyer offers a fantastic first impression and is complete with a double closet with custom closet organizers. The formal dining room is perfect for entertaining guests. It features pot lights, tasteful crown moulding, and a gas-burning fireplace with a contemporary wood surround mantle and a black marble hearth. Mirrored pocket doors open to a well-appointed servery (complete with custom cabinetry, a built-in microwave, and an under-mounted sink) flow to the main living area. French doors in the hallway open to the stunning open concept chef's kitchen complete with custom wood cabinetry with contemporary cabinet doors, a large quartz waterfall island and breakfast bar with quartz countertops, an under-mounted stainless-steel sink, professional-grade appliances, three pantries with built-in sliding shelving, and a pot filler. A custom-designed broom closet is equipped with an organizer for additional storage space. The spacious and open concept family room and dining room boasts nine-foot coffered ceilings, pot lights, in-ceiling speakers, and custom window coverings. The sunroom offers a flexible solution for a home office and has an abundance of natural light with its multiple exposures and features a walk-out to the rear deck and gardens.

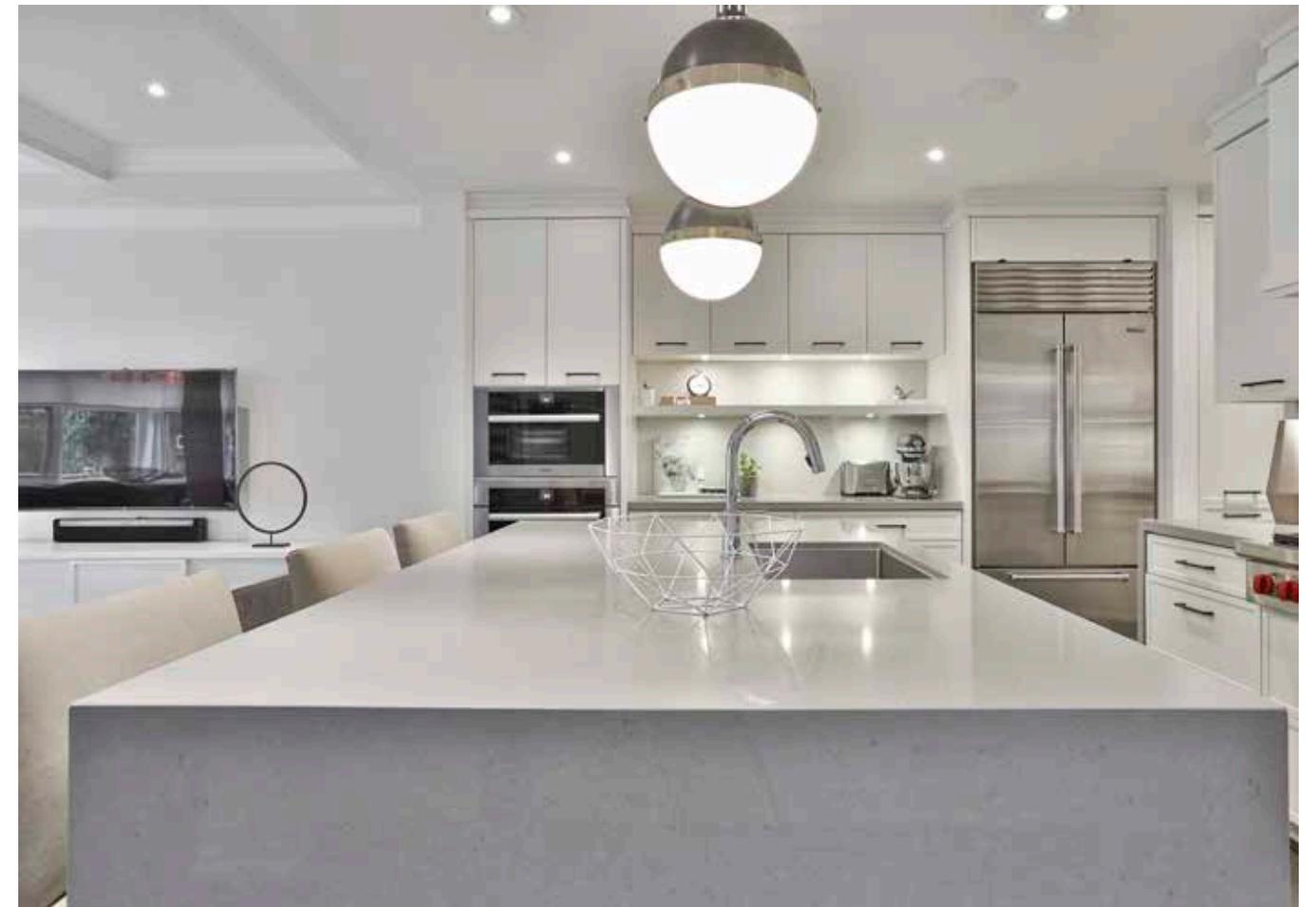
The second level boasts three well-proportioned bedrooms, each with an abundance of closet space. The ultra-private primary suite is complete with a large skylight, custom window coverings and silk drapes, an ultra-spacious his and hers walk-in closet, pot lights, sophisticated crown moulding, and French doors that open onto a spacious cedar sun deck overlooking the rear gardens. The spa-style five-piece ensuite bathroom was featured in Style at Home Magazine and boasts a custom his and hers vanity, a calming rain shower, and an under-mounted custom bathtub with a marble surround. The additional bedrooms feature large windows, spacious closets complete with organizers, custom window treatments, including Hunter Douglas Louvered blinds, coffered ceilings, and pot lights. The additional bathroom offers large windows, Italian subway tiles with designer trim, a rain shower head and soaker tub, custom cabinetry and window treatments, and a linen closet allowing for an abundance of storage space.

The lower level, accessible from a separate side entrance, boasts custom finishes and high ceilings. The spacious recreation room features built-in storage, in-ceiling speakers, heated floors, pot lights, and above-grade windows, allowing for an abundance of natural light. The fourth bedroom is complete with two double mirrored closets, pot lights, an above-grade window, custom blinds, and an adjacent three-piece bathroom with a frameless glass shower and a built-in bench. The luxurious and sizeable laundry room has ample built-in storage, a laundry sink and is flanked by two additional storage rooms.

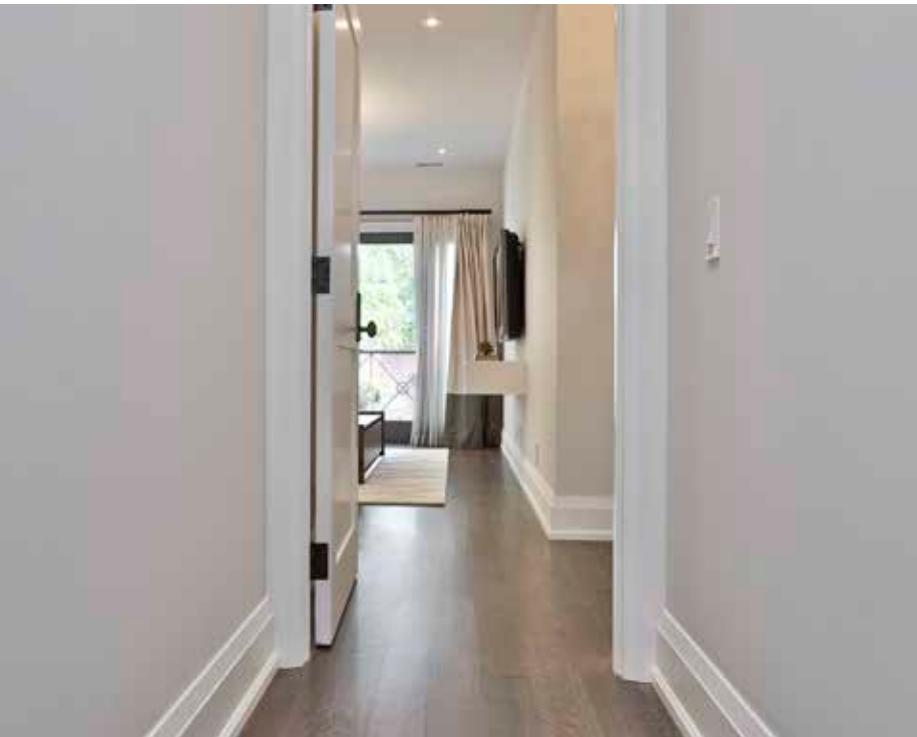
The lush rear gardens offer a tranquil retreat and boast a contemporary design with custom-built decks and railings, beautiful lighting, and mature trees. The driveway provides parking for three cars and leads to a detached garage with custom French doors providing easy access to the gardens and the rear of the property.

43 Esgore Drive is only a short drive from the downtown core, steps away from grocery and retail stores of Avenue Road and Yonge Street, and near some of the best public green spaces in the city. It is surrounded by some of the top-ranking public and private schools that Toronto has to offer. This stellar property provides a unique opportunity to own the perfect family home in one of Toronto's most sought-after neighbourhoods.

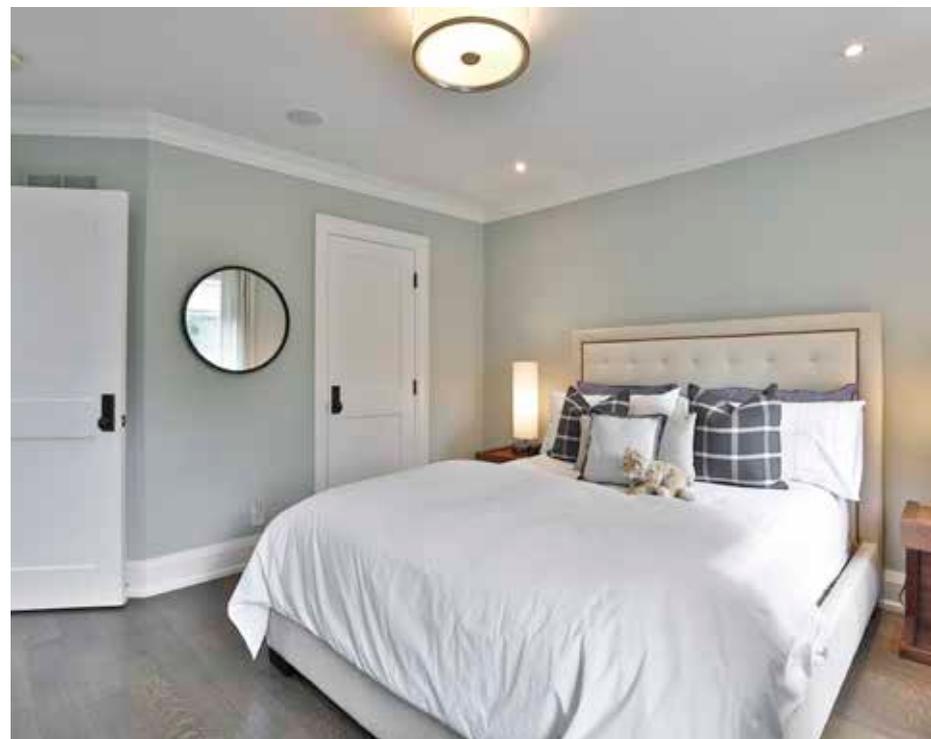
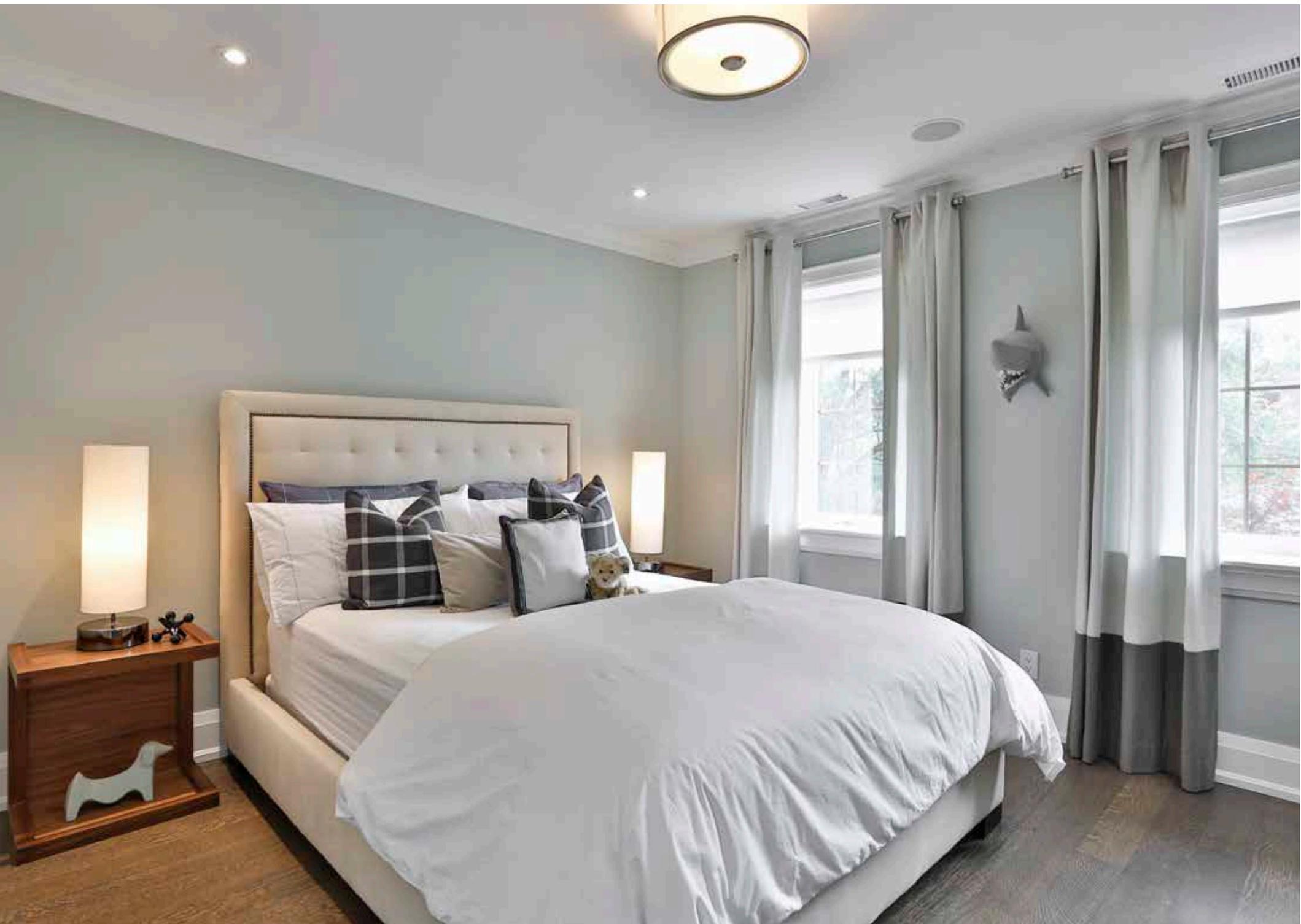


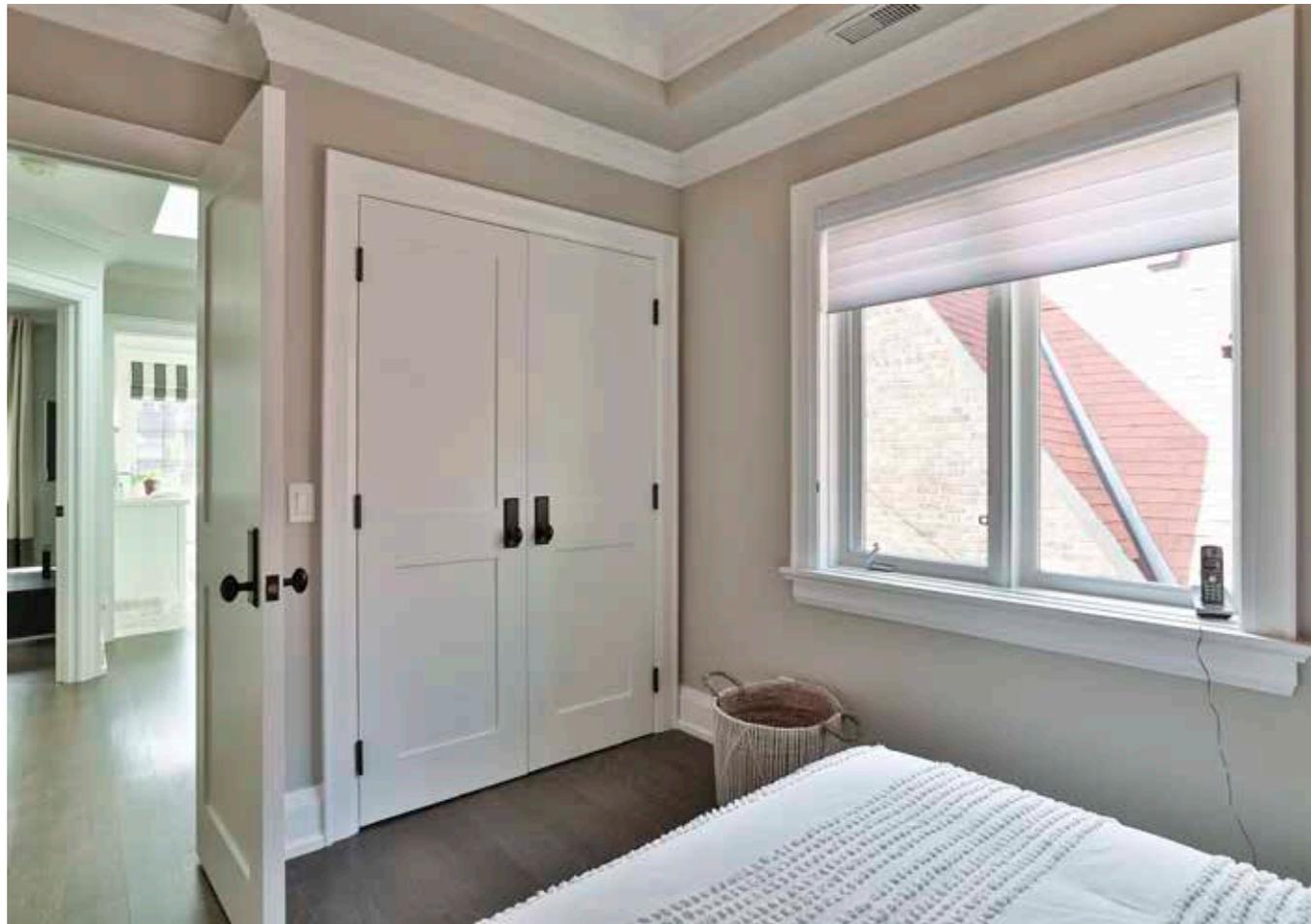
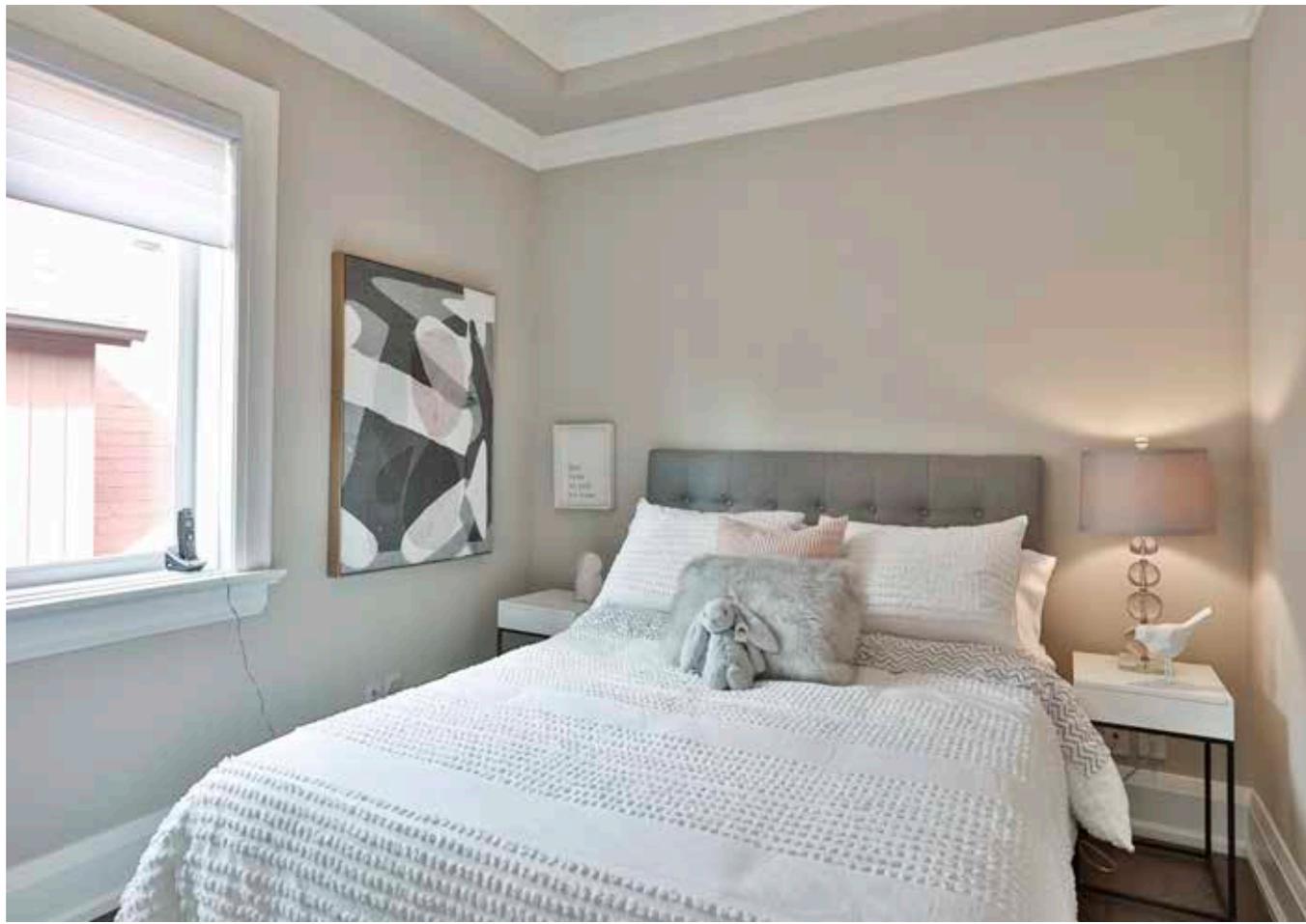


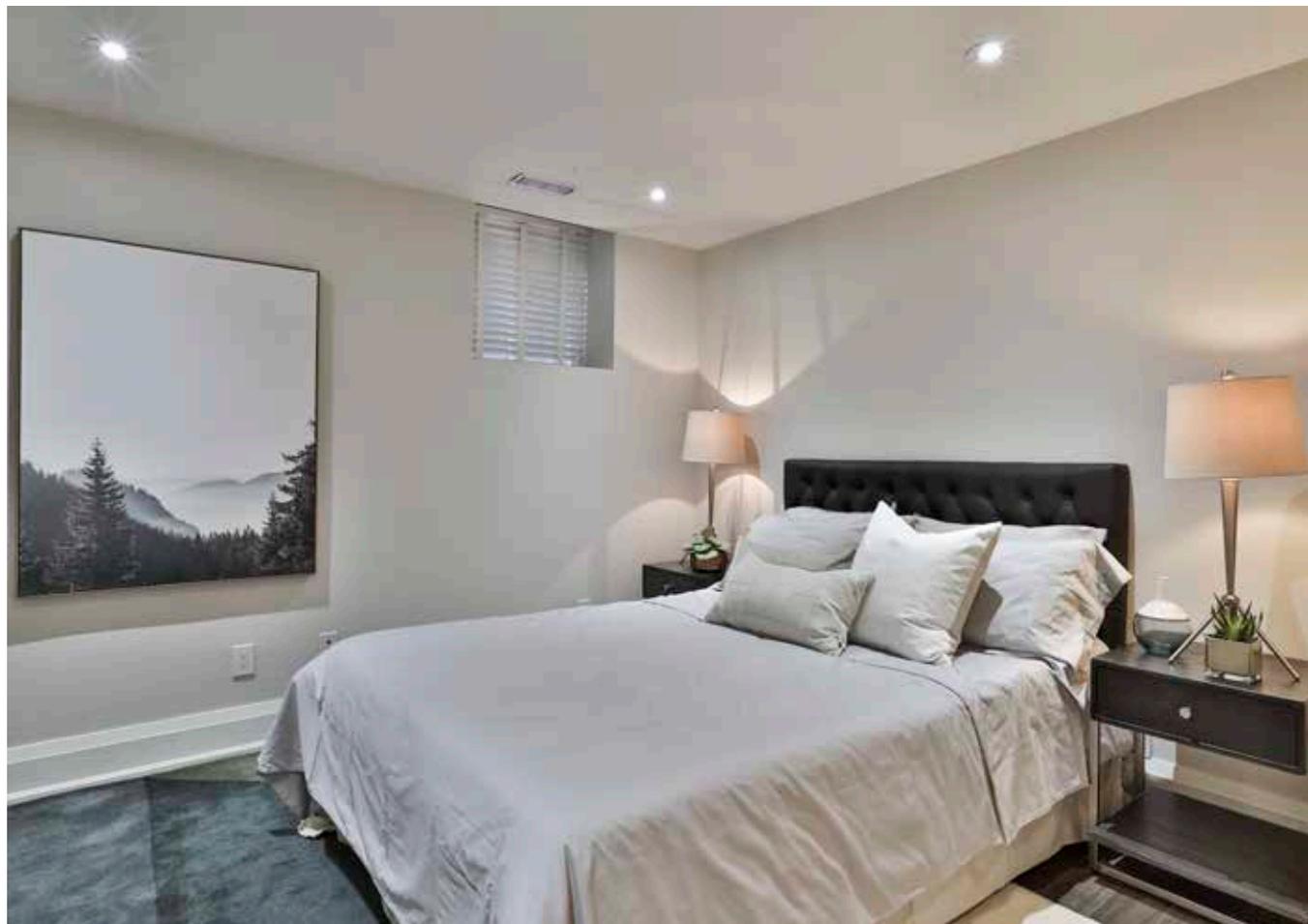


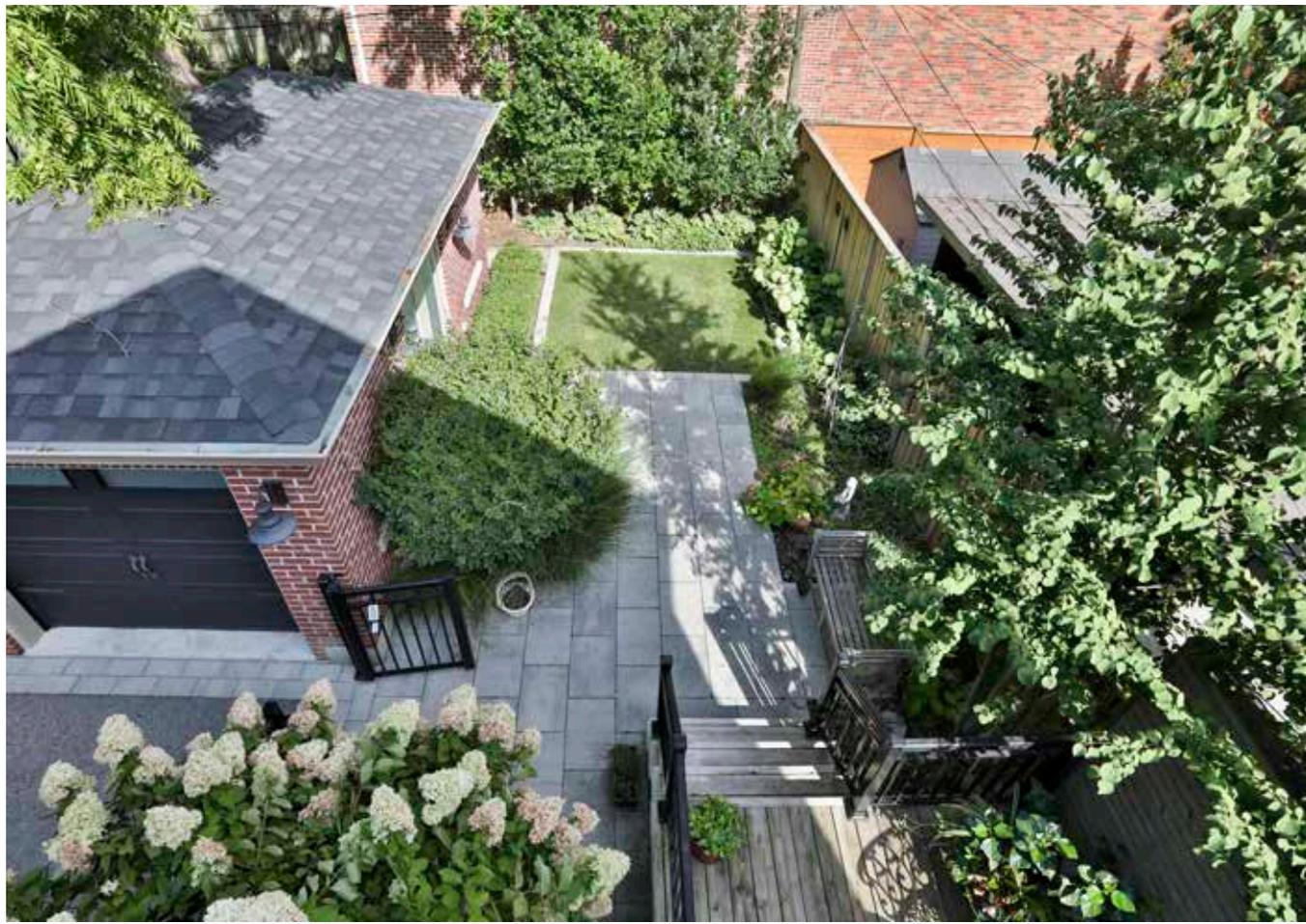






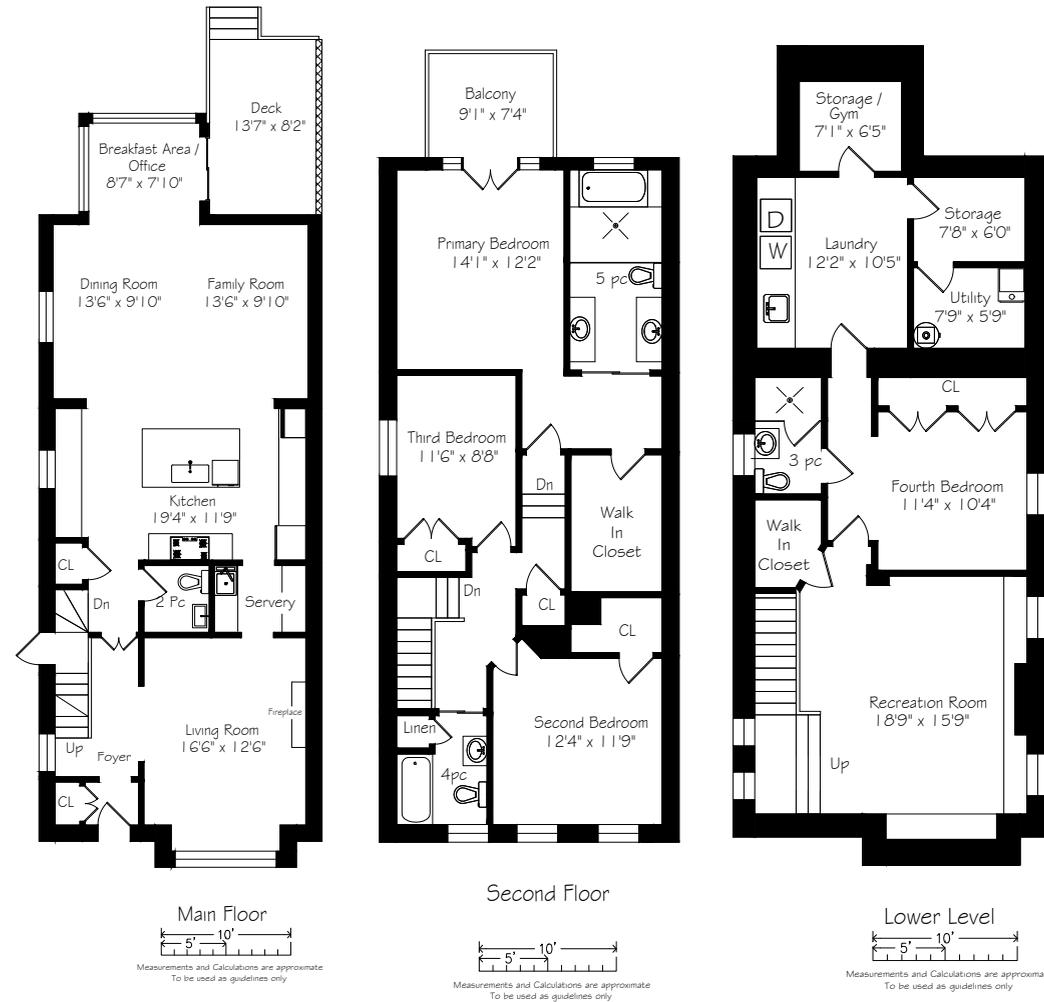








# Features



- Newly renovated home with a three-storey addition and a separate garage
- Professionally landscaped front and rear gardens complete with custom stonework and a contemporary design, plantings include boxwood hedges, pink and white hydrangeas, hostas, and perennials, Japanese maples, columnar oak trees, standard lilac and hydrangea trees, and ornamental grasses
- One is struck by the exquisite finishes found throughout including coffered ceilings, wide plank flooring oak flooring, and custom millwork throughout
- The foyer offers a one-of-a-kind first impression and features a double closet with custom closet organizers, solid oak stairs with contemporary railings and wool carpet runner, and French doors in the hallway that open to the custom kitchen
- The custom designed open concept kitchen is featured in Style at Home Magazine and is complete with custom wood cabinetry with contemporary cabinet doors, a large quartz waterfall island and breakfast bar, a undermount Franke stainless steel sinks, Brizo faucets, and professional grade Wolf, Subzero, and Miele appliances.
- The family room is complete with nine-foot coffered waffle ceilings, pot lights, built-in ceiling speakers, wall-mounted TV bracket, custom blinds and window treatments
- The sunroom and breakfast area has north, south, and east facing exposures with great natural light and a walk-out to the gardens
- The private primary suite boasts a large skylight, custom window coverings and silk drapes, an ultra-spacious his and hers walk-in closet, pot lights, sophisticated crown moulding, and French doors that open onto a spacious cedar sun deck overlooking the rear gardens
- The spa-style five-piece ensuite bathroom was featured in Style at Home Magazine and features a custom his and hers vanity, a calming rain shower, and an under-mounted custom bathtub with a marble surround
- The additional bedrooms feature spacious closets complete with organizers, custom window treatments, including Hunter Douglas Louvered blinds, large windows, coffered ceilings, and pot lights
- An alternate bathroom services the second and third bedrooms and boasts large windows, Italian subway tiles with designer trim, a rain shower head and soaker tub, custom cabinetry and window treatments, and a linen closet allowing for an abundance of storage space
- The beautifully designed lower level has a separate side entrance off the driveway. This area is complete with eight-foot ceilings and a fourth bedroom with an ensuite bathroom. Custom finishes include a built-in entertainment and storage unit, heated floors, built in bench seating, roughed in ceiling speakers
- Three large utility rooms and additional built-in storage under the stairs provides ample additional space for storing items
- Extra large laundry room with a Miele Washer and Dryer, ample counter space, large farmhouse sink, overhead storage cabinets, and contemporary pendant lighting make this room bright and airy
- Proximity to great schools, Havergal, Loretto Abbey, Armour Heights, Crescent School and Toronto French School
- Close to the many area amenities including the Cricket Club and Granite Club, Bruno's and Pusateri's Fine Foods, Yonge Street and Avenue Road shops and restaurants, and easy access to the highway system

## INCLUSIONS

- Wolf Six Burner Gas Stove Top, Custom Range Hood, SubZero Refrigerator, Miele Wall Oven, Miele Steam Oven, Miele Washer and Dryer, Panasonic Built-In Microwave
- All Electric Light Fixtures (Except Excluded)
- All Window Coverings, Rods, and Blinds
- Electronic Garage Door Opener
- Rain Bird Irrigation System and equipment
- Home Security System (monitoring separately contracted)
- Built-In Ceiling Speakers
- Smart Ecobee Thermostat

## EXCLUSIONS

- Master Bedroom Ceiling Fixture, Kitchen Pendants (2), Dining Room Fixture
- All wall mounted televisions and brackets
- Family room media unit
- Sonos Receiver and Soundbar
- RING Doorbell (To Be Replaced with Standard Doorbell)

## RENTAL ITEMS

- Hot water tank

# Details

## LOT SIZE

30 feet X 125 feet

## TAXES

\$11,303.74

## POSSESSION

30-60 days or to be arranged

## HEATING

Forced Air Gas

## COOLING

Central Air

## DRIVEWAY

Private Driveway with ample parking and detached 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.

BROKER OF RECORD

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