HEAPS ESTRIN

REAL ESTATE TEAM

58 Edith Drive

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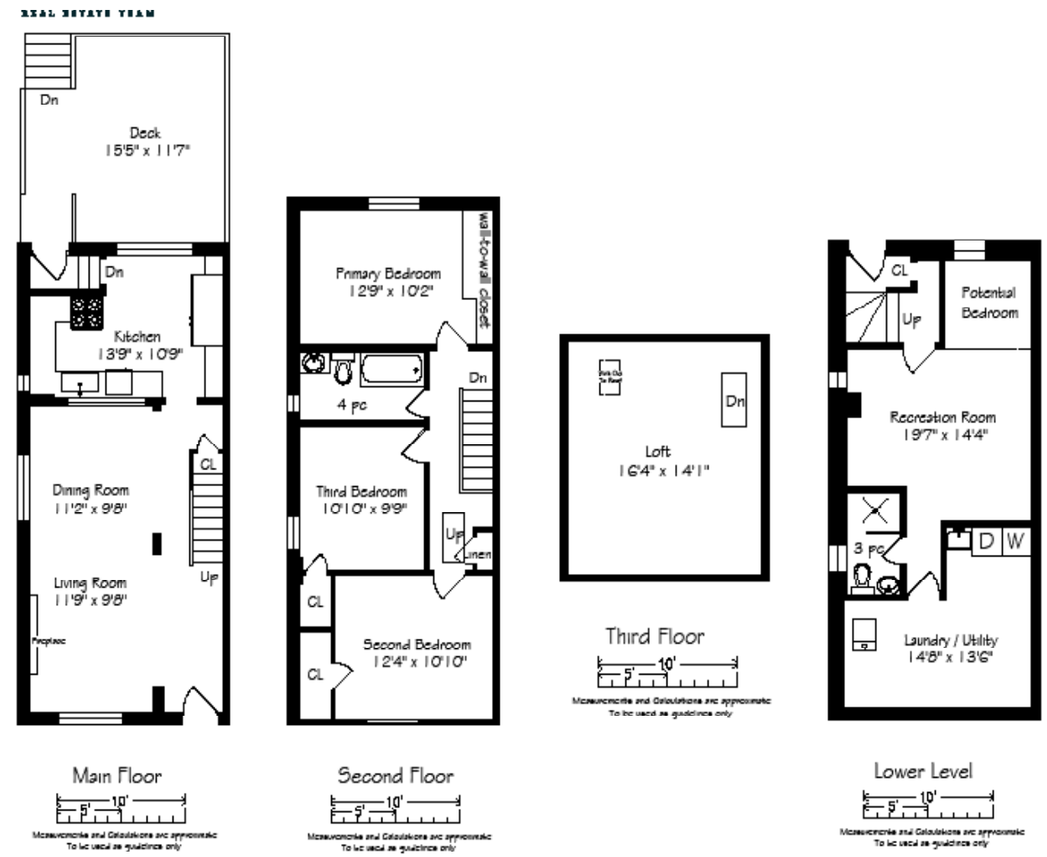
A young family's dream home in the highly desirable Allenby school district! Freshly renovated from top-to-bottom, this home offers the perfect move-in ready option for the design-conscious buyer. Stunning new kitchen, floors and baths set in a delightful and highly appealing colour palette. Bright open concept layout with wonderfully spacious principal rooms, eat-in kitchen and larger than average bedrooms with excellent storage. Stunning backyard terrace set in the trees offers a gorgeous space to entertain in while overlooking an extra-deep 132 foot lot hosting mature greenery, sports court and the kids own playhouse! Bonus third floor loft is the ultimate work from home space away from it all. All of this combined with the fabulous location, oversized legal front pad parking and covered front porch, this one is hard to beat. Just steps to Yonge & Eglinton, the subway & future LRT and backing onto one of the city's best parks, Eglinton Park. This sun-filled stunner is ready to welcome its future family!



Details

LOT SIZE
20.24 feet x 132.08 feet

TAXES
$5517.45 (2021)

POSSESSION
Flexible

HEATING
Forced air / gas

COOLING
Central air conditioning

DRIVEWAY
Large legal front pad parking for one car

Features

- Impressive turnkey three bedroom family home with quaint residential feel, just steps to Eglinton Park, North Toronto Recreation Centre and the heart of the city at Yonge & Eg
- Fantastic curb appeal with redesigned facade, oversized front porch, new front steps and new glass porch enclosure with privacy fence
- Beautifully renovated throughout with quality materials and meticulous attention to detail
- Improvements galore including new lighting throughout (including pot lights), new kitchen, new baths and new main floor flooring, plus a fresh paint finish on all levels
- Magazine-worthy main floor design, with open concept living, dining and kitchen
- Living room features a warm and inviting gas fireplace with redesigned façade, a picture window with views of the streetscape and is open to the dining room
- The dining room is ideal for family dinners and formal dining alike and offers a convenient pass-through into the kitchen
- Spectacular kitchen boasting new cabinetry, quartz countertops, new gas range, new dishwasher, stainless steel full fridge and full standing freezer and custom floor-to-ceiling pantry
- Family size eat-in kitchen enjoys excellent views of the expansive backyard through the large west-facing picture window affording ample afternoon sunlight
- Conveniences include main floor coat closet and keyless rear door entry with touchpad
- There is also the potential to close off the main floor at the rear of the kitchen to create a separate lower level bachelor suite, accessed directly from the rear. Existing door is available and is currently in storage
- The second floor features gleaming hardwood floors and hosts three large bedrooms
- Spacious primary bedroom accommodates a king size bed and has great storage with new wall-to-wall closets. It sits nicely separated from the other two bedrooms at the rear of the home, overlooking the mature greenery in the west-facing garden
- Two additional bedrooms are full-sized, have deep, generous closets and have space for double and queen beds plus a desk or dresser
- A freshly renovated all-white four-piece family bath contains a beautiful new vanity, new lighting and combination bathtub/shower with glass enclosure
- Large linen closet and storage present on the second floor as well
- The finished third floor loft is a fabulous bonus space that can be used as a playroom or study for the kids, a home office or media room or simply a secluded den for some quiet time! The skylight opens fully and offers the potential for a roof-top deck.
- The finished lower level provides ample extra space and a convenient separate entrance
- Large recreation room in the lower level offers the potential to create an additional bedroom, gym or office space
- Lower level also features a brand new three-piece bathroom with walk-in shower as well as a spacious and cheerful laundry room
- Convenient entry to the lower level from the rear patio and garden
- Fabulous backyard space the whole family can enjoy with a deep 132 foot lot. Surrounded by lush mature trees, featuring a sports court area and playhouse and an extra large deck perfect for entertaining
- Backing onto Eglinton Park & North Toronto Community Centre, providing all the recreation options one could imagine: play areas for children and preschoolers, new playground, junior splash pad and wading pool, soccer field, baseball diamond, two tennis courts, ice rink, indoor and outdoor pools, fitness centre, weight room and gymnasium
- Steps to desirable Yonge and Eglinton and all its fabulous shops, restaurants, cafes and amenities, including Eglinton Shopping Centre (Indigo, Winners, Cineplex, LCBO, etc)
- Minutes to some of the city's best ravine systems and biking trails including the Beltline Trail
- Great public and private schools in close proximity: Allenby Junior Public School (French immersion available), Glenview Senior Public School, North Toronto, St. Clements School, Havergal College, Crescent & UCC
- North Toronto Public Library nearby
- Easy access to public transportation including the soon to be completed Eglinton Crosstown LRT
- Easy access to the downtown core and north to the 401

IMPROVEMENTS

Comprehensive renovation of the home over the summer of 2021, including the following:

- Installed new long-lasting, low maintenance composite deck front steps, glass porch enclosure and privacy wall
- Front door coded entry
- Replaced all pot lights & light fixtures throughout the home
- Refinished the fireplace mantle and facade in the living room
- Complete overhaul of the kitchen including new cabinetry, new gas range, new sink, backsplash, quartz counters and oversized pantry storage; all with beautiful functionality
- Installed new main floor flooring
- Reconfigured the primary bedroom with custom wall-to-wall closets & storage
- Replaced plaster walls in the second and third bedrooms
- Fully renovated both bathrooms in the home (new vanities, lighting toilets, tiling, etc)
- Freshly painted the entire house top to bottom
- Backyard improvements including releveling the landing

INCLUSIONS

- All existing appliances including: stainless steel double door fridge/freezer, four-burner gas range, vent hood, stainless steel built-in dishwasher, washer and dryer
- All electrical light fixtures
- All window coverings
- Two garden sheds

EXCLUSIONS

- None

RENTAL ITEMS

- Furnace, A/C and Instant Hot Water

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REAL ESTATE TEAM

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