



# HEAPS ESTRIN

REAL ESTATE TEAM



9 Rykert Crescent



## 9 Rykert Crescent

Welcome to 9 Rykert Crescent in the beautiful North Leaside community. This exceptional family home is located on one of the most coveted streets in the area and offers a rare chance at fulfilling a dream! With limited opportunities for homes of this caliber, size and quality, this home truly shines. Situated on an immensely rare 118 foot frontage, the stunning curb appeal and grandeur of this home is sure to captivate one's imagination. The beautiful facade does not disappoint with an equally impressive interior to match, offering 4200 square feet of beautifully designed living space. Elegant, timeless and wonderfully expansive, the space is an inviting refuge for families and their friends to enjoy; most notably the incredible kitchen and family room combination at the heart of the main floor. What sets this home apart is it's resort-style outdoor gardens and amenities, featuring two impressive outdoor living spaces. Lush and extremely private, the spectacular outdoor kitchen, gazebo lounge and oversized dining area is an entertainer's dream. The second is a fabulous, secluded pool-sized garden surrounded by tall evergreens; an amazing place for the children to play or future site for your custom pool. A forever home that has been lovingly cherished and impeccably maintained. This is where memories are made.

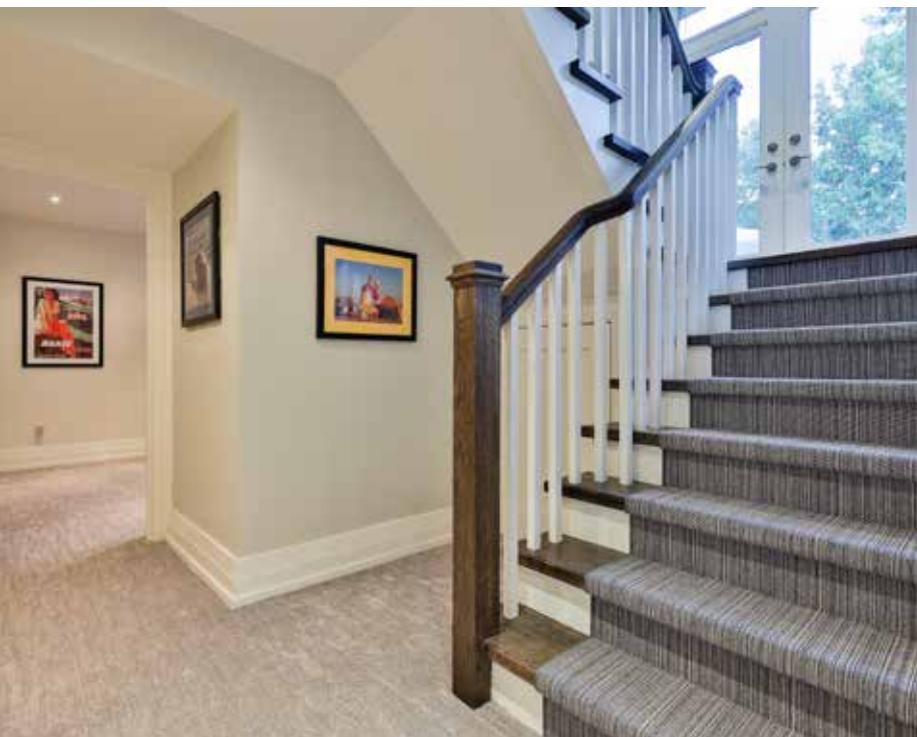






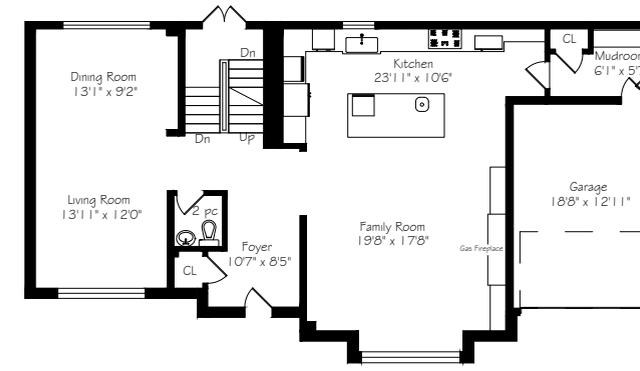












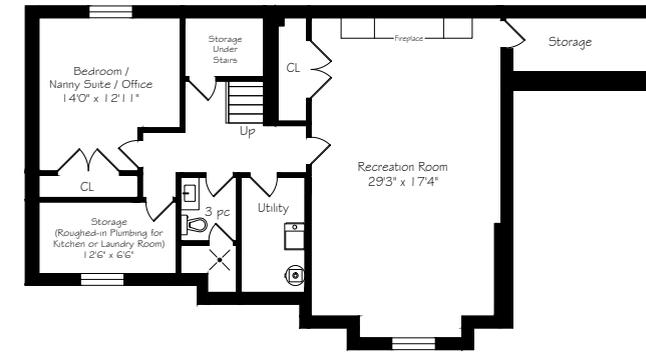
Main Floor  
1343 Square Feet

Measurements and Calculations are approximate  
To be used as guidelines only



Second Floor  
1604 Square Feet

Measurements and Calculations are approximate  
To be used as guidelines only



Lower Level  
1242 Square Feet

Measurements and Calculations are approximate  
To be used as guidelines only

## Details

### LOT SIZE

118.24 ft (frontage) x 134.57 ft x 96 ft irregular pie-shaped lot (see survey)

### TAXES

\$14,236.60 (2021)

### POSSESSION

90 days or to be arranged

### HEATING

Forced air gas

### COOLING

Central air conditioning

### DRIVEWAY

Double width private driveway with parking for 3 cars; an additional car can be easily parked in the oversized garage

# Features

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- Magnificent family home located on North Leaside's premier street
- Private and exceptionally rare 118 x 134 x 96 foot pool size lot
- Outstanding curb appeal with stone facade featuring a double width interlock driveway, integrated garage and professional landscaping with lush perennials and mature trees
- Excellent centre hall floor plan blends functionality and style, with exceptional attention to detail featuring high ceilings, hardwood flooring, crown moulding, pot lights, built-in speakers, wainscoting and custom window treatments throughout
- Open concept main floor of this newer-build home features ceiling heights of 9 feet and a grand light-filled foyer with large guest closet and powder room
- Well proportioned principal rooms branch off from the centre hall plan providing ample space and excellent flow
- Formal living and dining rooms span the entire east wing of the home offering beautiful views of the serene front and rear gardens. The rooms are tastefully appointed with custom window treatments, built-in speakers and a stunning dining chandelier. The floor plan is flexible and can be configured a number of different ways.
- The current dining room configuration hosts a round table with seating for 6. This can easily be expanded to a larger round table for 8-10 people, or a more traditional rectangular dining table for larger parties by repositioning the existing buffet.
- Across to the other side of the centre hall plan the chef's kitchen is a dream; expansive and equipped with custom cabinetry, an oversized centre island with breakfast bar, stone counters, marble backsplash, built-in appliances including double wall ovens, six-burner gas range, microwave, two sinks and a wine fridge. Absolutely incredible storage with a large double door pantry and appliance garage.
- Combined with the family room, the huge open concept main floor kitchen and family area is wonderfully spacious and inviting. The family room overlooks the lush front foliage and features a gas fireplace with stone surround, handsome display cabinetry and entertainment unit, custom drapery, pot lights and in-ceiling speakers. The existing wall-mounted television and sound bar are included in the sale. An ideal turnkey space for larger gatherings as well day-to-day enjoyment for its occupants.
- On every homeowner's wishlist is the coveted main floor mudroom. This one is well-designed and is conveniently located just off the kitchen, accessible to both the garage and exterior side entrance. It's outfitted with a bench, coat hooks and a generous coat closet.
- The side door from the kitchen/mudroom area leads to a rare pool-sized garden fully enclosed with mature cedars and newer wooden fence. Plans exist for a proposed pool layout.
- The second level of the home continues to surprise and delight, with fantastic bedroom sizes, secluded primary suite, second floor laundry and three bathrooms
- The voluminous stairwell with its stunning chandelier is a highlight adding to the appeal and design with a south-facing picture window bringing tons of light to the upper level landing
- Generous primary retreat is truly private, with a view to the grassy side garden. It boasts a spacious custom-designed walk-in closet as well as a spa-like five-piece ensuite complete with double vanity, medicine cabinet and plenty of storage, a jacuzzi soaker tub, large walk-in marble shower and heated floors.
- The second bedroom is a showstopper with gorgeous cathedral ceilings, built-in speakers, large windows and three-piece ensuite bath. It is incredibly spacious with a perfect nook for a desk and has a generous double closet with custom organizers.
- The two additional oversized bedrooms also have built-in speakers, double closets with organizers and ample space for dressers and desks. They share a large, well-appointed five piece hall bath with double sinks, glass walk-in shower, separate soaker tub and heated floors
- Coveted second floor laundry room hosts a large utility sink with custom cabinetry and uppers, clothes drying rod, storage shelves and full size front load washer and dryer
- Heading down to the lower level one finds a super inviting hang out space for parents and children alike with an expansive double size recreation room featuring custom built-ins and entertainment centre, cozy gas fireplace, excellent storage and plenty of room for a workout space and lounge
- The rec room is positioned as far back from the central stairwell as possible and is fully carpeted, providing ample sound buffering to keep noise from travelling up to the main floor
- Tons of storage in this open concept space, with a walk-in double closet for toys and games as well as an additional storage room off to the side for sports equipment
- There's an expansive fifth bedroom at the bottom of the stairs in close proximity to the three-piece bath. It affords above average light with well-exposed above grade windows and can be used as an office (current setup) or nanny suite
- A second storage room is equipped with rough-in plumbing to conveniently transform this space into a second kitchen or second laundry room if desired; there is a large wine refrigerator in this space that is also included.
- Speaking of storage, the garage was recently updated with an excellent "Garage Living" bike rack and storage system.

Extra height allows the potential for a car lift.

- Next level outdoor spaces are a haven for relaxation at this home; there are not one, but two intimate and private gardens
- Wonderfully private, the first area at the back of the home features resort-like amenities including a fabulous outdoor kitchen with granite counters and gas barbeque, a huge dining space that can hold a table for ten, and a secluded lounge with gazebo, all surrounded by stunning professionally landscaped perennials and plants with irrigation and built-in outdoor speaker system
- The second is a fabulous pool size garden, completely secluded and surrounded by tall evergreens. A perfect play area for the kids (or pets) or future site for your custom pool
- Stroll along the beautiful tree lined streets to nearby Sunnybrook Park and Serena Gundy Park
- Minutes to some of the city's best ravine systems including the Beltline Trail and the David Balfour Park Trail, the Rosedale/Moore Park ravine system, Evergreen Brickworks, and the Lower Don Parklands
- Community centre, pool and ice rinks close by at Leaside Memorial Gardens
- Great school district - Northlea Elementary Public School and Leaside High School and in close proximity to private schools including Crescent, TFS, Crestwood, Greenwood, Havergal and more
- Conveniently located within walking distance to Whole Foods and Shoppers Drug Mart on Bayview and a plethora of big box retail and restaurants on Laird and Eglinton Avenues
- Easy access to TTC and the future LRT on Eglinton Avenue, and an easy jaunt to the DVP, 401 and QEW

## IMPROVEMENTS

- Interior
- Freshly painted throughout with a warm and neutral palette
- New high-end light fixtures installed throughout
- Installation of custom drapery and window coverings throughout including custom drapes, Hunter Douglas blinds and California shutters
- Improvements to the heating/cooling system to include a Nest thermostat
- Installation of security system with glass break detectors
- Newer hot water tank rental (~ 2015)
- Custom "Garage Living" wall storage system and racks installed in garage; provides storage for bikes and multiple shelving systems
- Exterior
- Installed irrigation system

- Inground accent lighting system in the garden
- Installation of new perimeter fence for maximum privacy
- Redesigned the landscaping to include lush perennials and evergreens both in the front and rear gardens
- Re-designed the outdoor living space with a custom outdoor kitchen in the rear gardens including a three piece granite counter system with large centre island, multiple storage drawers and mini-fridge

## INCLUSIONS

- All existing appliances including: Kitchenaid refrigerator, Wolf five-burner gas cooktop, Wolf exhaust fan, KitchenAid built-in double wall ovens, KitchenAid built-in dishwasher, KitchenAid built-in microwave, wine fridge in kitchen, LG front load washer and dryer, refrigerator and wine refrigerator in the lower level
- All electric light fixtures
- All window coverings and remote (for remote controlled blinds in stairwell)
- Wall mount TV's in family room, primary bedroom and lower level rec room
- Central vacuum and equipment
- All built-in speakers
- Two Yamaha wall mount speakers in the backyard
- Alarm system (monitoring extra)
- Irrigation system
- Exterior inground lighting system
- Two rectangular planters at the front of the house
- Outdoor kitchen including: three piece granite counter system with drawers, Napoleon gas barbeque, mini fridge and four bar stools
- Backyard cabana including furniture (outdoor carpet, two-piece sofa with cushions, two lounge chairs with cushions, and coffee table)
- Garage door opener with two remotes
- Sump pump
- Gas burner and equipment
- Central air conditioner and equipment

## EXCLUSIONS

- Backyard patio furniture including: dining table with ten chairs and stand-alone umbrella
- Two extra large planters at the side of the house

## RENTAL ITEMS

- Hot water tank



# HEAPS ESTRIN

REAL ESTATE TEAM

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