



HEAPS ESTRIN

REAL ESTATE TEAM



121 Rykert Crescent



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One of Leaside's most magnificent homes, custom built and set on a rare and impressive 50' lot. Spectacular design brings warmth and sophistication to 5,000+ square feet of living space. Located on a quiet block, enjoy a peaceful setting on a private south lot.

An immaculate layout paired with rich hardwood floors, expansive windows and incredible ceiling height delivers the ultimate living experience. The main level features an impressive open concept plan with beautiful finishes. An oversized double door entry and gorgeous site-lines set the tone for this tremendous home.

A spacious living room sits beautifully at the front of the home overlooking wonderful gardens and features a spectacular double sided marble fireplace. A large walnut sliding door provides versatility to this exquisite space. The dining room, perfectly sized for large gatherings is ideally located in the center of the home and overlooks a lush side garden. A custom walnut panelled wall and marble fireplace provide a modern division from the neighbouring rooms.

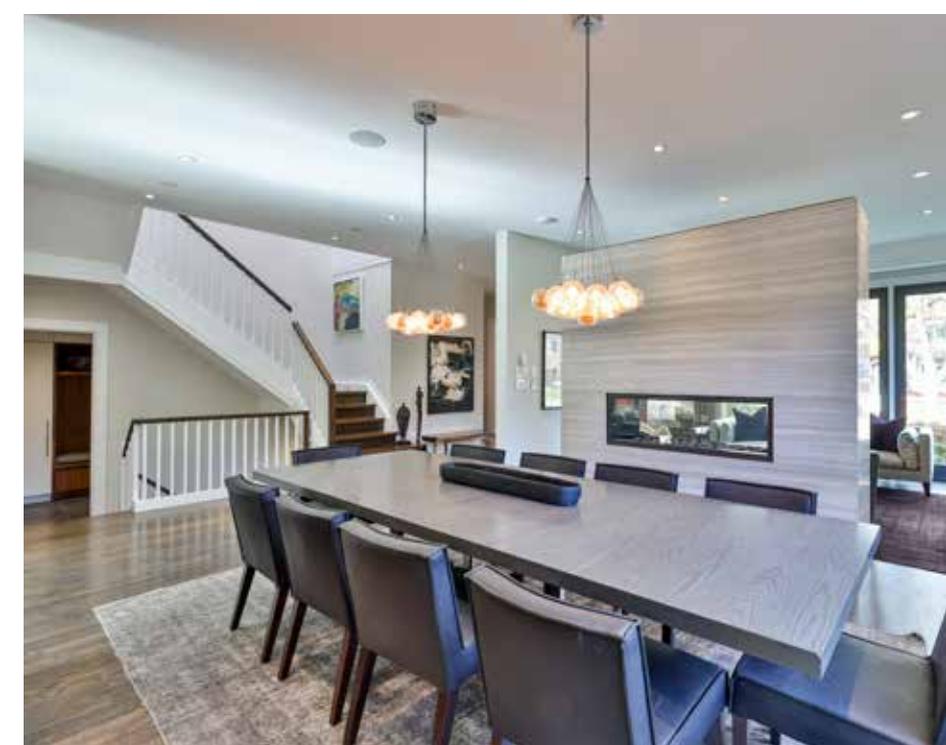
The ultimate kitchen and family room grace the rear of the home. Massive floor to ceiling windows and doors occupy the entire rear wall of the home letting in tremendous natural light. The family room features an impressive wood burning fireplace, clad in floor to ceiling marble. The custom kitchen has it all with top-of-the-line appliances, extensive storage, an oversized island and stunning views over the back garden. The main floor also hosts an oversized mudroom with direct access from the garage and a discreet powder room.

The second floor, equally impressive, boasts four large bedrooms and three gorgeous washrooms. The primary suite is pure luxury with a custom dressing room and spectacular ensuite. The three additional bedrooms are generous in size and perfectly laid out with expansive windows and gorgeous views. The second floor also features a spacious landing and a dramatic skylight.

The oversized lower level has everything on your wish list including a fabulous recreation room, gym, bedroom, office and huge laundry room. Excellent ceiling height and ample storage is also found throughout the lower level.

Enchanting and professionally landscaped front and rear gardens surround the home. The rear yard also includes a spectacular deck, hot tub, built-in speakers and room for a pool.

Conveniently located within walking distance to the shops and amenities of Bayview Ave, Eglinton Ave and Laird Dr. Steps to the ravine system, excellent private and public schools, the LRT, TTC and the highway.







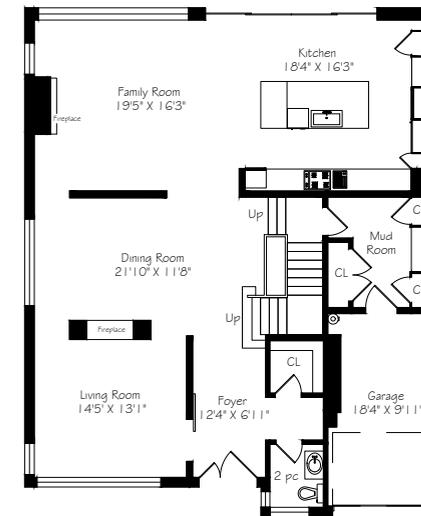
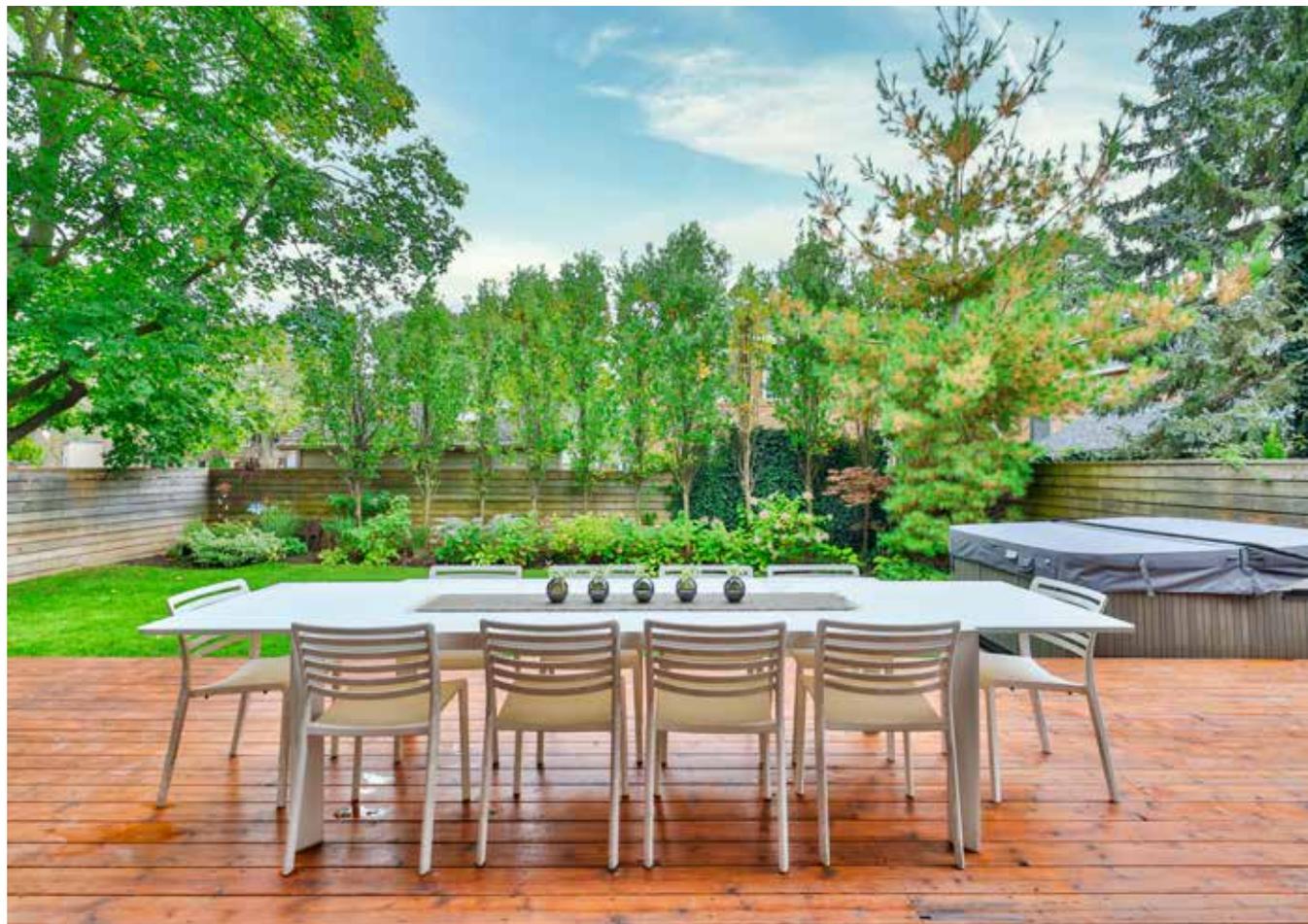




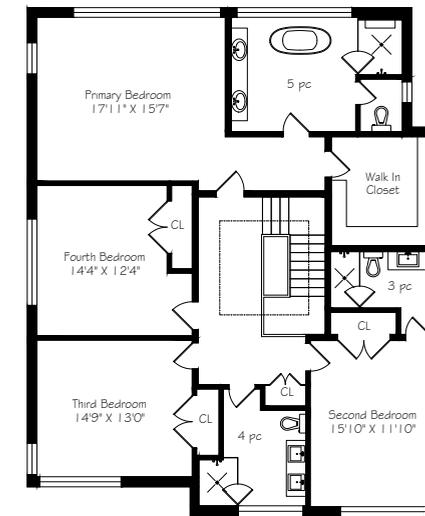




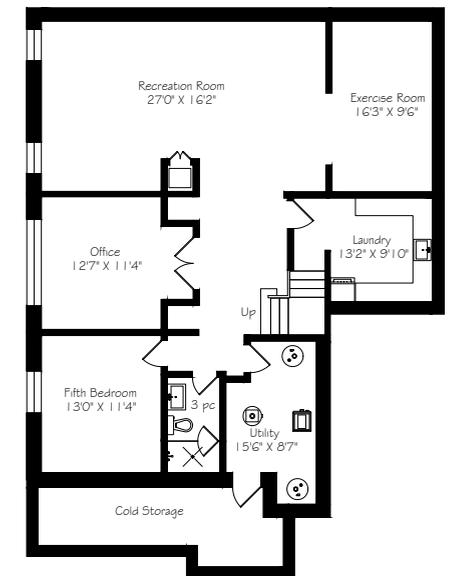




Main Floor
1,649 Square Feet
Measurements and Calculations are approximate
To be used as guidelines only



Second Floor
1,844 Square Feet
Measurements and Calculations are approximate
To be used as guidelines only



Lower Level
1,649 Square Feet
Measurements and Calculations are approximate
To be used as guidelines only

Details

LOT SIZE
49.77 feet by 100.00 feet

TAXES
\$16,424.03 (2021)

POSSESSION
90 to 120 days

HEATING
Forced air gas

COOLING
Central air conditioning

DRIVEWAY
Private driveway with built-in garage

Features

- An exquisite two storey, 4+3 bedroom, 5 bathroom home, with architecture by ManArch
- A designer's own home, custom built and designed to perfection
- Situated on a very rare and desirable 50 by 100 foot lot in a prime North Leaside location
- Offering over 5,000 square feet of beautifully finished living space
- Exceptional layout with incredible attention to detail, custom millwork, and high-end finishes throughout
- Handsome modern brick exterior with limestone trim, gorgeous exterior lighting, a natural flagstone walkway, and terrace
- Professionally landscaped front and rear gardens; complete with irrigation
- The main level features an impressive open concept layout with beautiful finishes, ten foot ceilings and rich hardwood floors throughout
- The oversized foyer features a double door entry, heated floors, high ceilings, and accompanies a generous walk-in closet with custom walnut shelving
- The powder room boasts floor to ceiling mosaic marble backsplash, heated floors, and a floating vanity with a Victoria and Albert free standing sink
- A spacious living room sits beautifully at the front of the home overlooking wonderful gardens and features a spectacular double sided marble fireplace. A large walnut sliding door provides versatility to this exquisite space and boasts expansive windows with custom drapes
- The dining area, ideally located in the center of the home is a phenomenal space for entertaining, offers an oversized window, designer light fixtures, built-in speakers, pot lights, and a rich walnut partition accent wall
- An ideal mudroom is extremely well-designed and features heated floors, floor to ceiling custom cabinetry, ample storage space, a walnut built-in bench, and direct access to the integrated garage. This space also offers plumbing for a washer and dryer
- The ultimate family room features a striking stone clad floor to ceiling wood burning fireplace, built-in speakers, and is open to the

kitchen. The space also features floor to ceiling, wall to wall glass doors with access to the rear deck; overlooking the side and back gardens

- The spectacular chef's kitchen is open to the bright family room, exhibits high-end stainless-steel appliances, Caesarstone countertops, an oversized marble centre island with ample storage, and seating
- Gorgeous floor to ceiling custom cabinetry by Polifom with a dedicated beverage station, contemporary floor to ceiling glass sliding doors leading to the expansive deck, and overlooking the picturesque rear gardens
- The second level hosts custom, high-quality modern windows with coverings throughout; along with solid doors featuring walnut paneling, and fine Italian hardware. The hallway is complete with rough-in for built-in speakers
- Expansive second floor landing with an oversized skylight, and volume of space
- The outstanding primary retreat boasts expansive floor to ceiling dual exposure modern windows, a beautiful recessed ceiling with pot lights, rough-in for speakers; and overlooks the rear gardens
- The oversized five-piece ensuite offers heated floors, built-in speakers, a free-standing Alcove tub, custom floating double vanity with stone countertop, and Victoria and Albert sinks. Stunning large shower with steam function, a custom stone bench, finished in wall to wall marble with a rain shower head, and offers a separate water closet
- Spectacular dressing room finished to perfection with custom millwork, elegant Poliform cabinetry with back integrated lighting. Servetto wardrobe lift for optimal storage; leather pulls and glass interior drawers.
- The spacious second bedroom overlooks the front gardens, features pot lights, and hosts a three-piece ensuite with a floating vanity, stone countertops, heated marble floors; a glass encased shower with rain shower head, and wall to wall tile
- The third and fourth bedrooms are generous in size with hardwood floors, double closets and pot lights
- The four-piece second level bathroom offers

beautiful stone heated floors, a floating vanity featuring dual sinks, with ample storage below, and a glass encased shower with wall-to-wall marble tile

- A custom built-in linen closet features walnut shelving, and integrated lighting
- Fabulous finished lower level with full ceiling height, a large recreational room, heated floors, and an exercise room. Ample space for two additional wine refrigerators at the bottom of the staircase
- The fifth bathroom features heated floors, a glass encased shower with rain shower head, and wall to wall marble tile
- Excellent fifth bedroom, generous in size with modern windows, and double closets
- The spacious office offers walnut double door entry, above-grade windows, and pot lights
- The large laundry room is complete with stone countertops, a dedicated sink, pot lights, floor to ceiling custom cabinetry, and a wardrobe
- Breath-taking and lush manicured rear gardens, fully fenced and enclosed by tall evergreens, providing the ultimate privacy. Ideally for a pool, should you wish to add one.
- Expansive deck with lounge and dining area, built-in speakers, exterior landscape lighting, and a free-standing hot tub.
- Stroll along the beautiful tree lined streets to nearby Sunnybrook Park and Serena Gundy Park which feature top notch sports fields, an exercise trail, horseback riding stables, and a licensed snack bar operated by the Parks and Property Department
- Steps 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
- Fantastic 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 Drive and Eglinton Avenue

- Easy access to TTC and the future LRT on Eglinton Avenue, as well as the DVP, 401 and QEW

INCLUSIONS

- Wolf built-in stainless steel double wall ovens
- Wolf five burner gas cooktop
- VentAHood stainless steel hood fan
- Wolf built-in stainless steel microwave
- Dacor warming drawer
- Subzero panelled refrigerator
- Subzero panelled freezer drawers
- Miele stainless steel paneled dishwasher
- Marvel built in wine refrigerator
- Samsung high efficiency front loading washer and dryer
- All custom window coverings
- All built-in speakers
- Alarm system (monitoring extra)
- Central Vacuum and equipment
- Gas hook up for barbeque
- Central air-conditioner and equipment
- Jacuzzi freestanding hot tub in rear yard

EXCLUSIONS

- Primary ensuite light fixture above the freestanding tub, light fixture in north east bedroom.

RENTAL ITEMS

- Hot water tank



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.



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