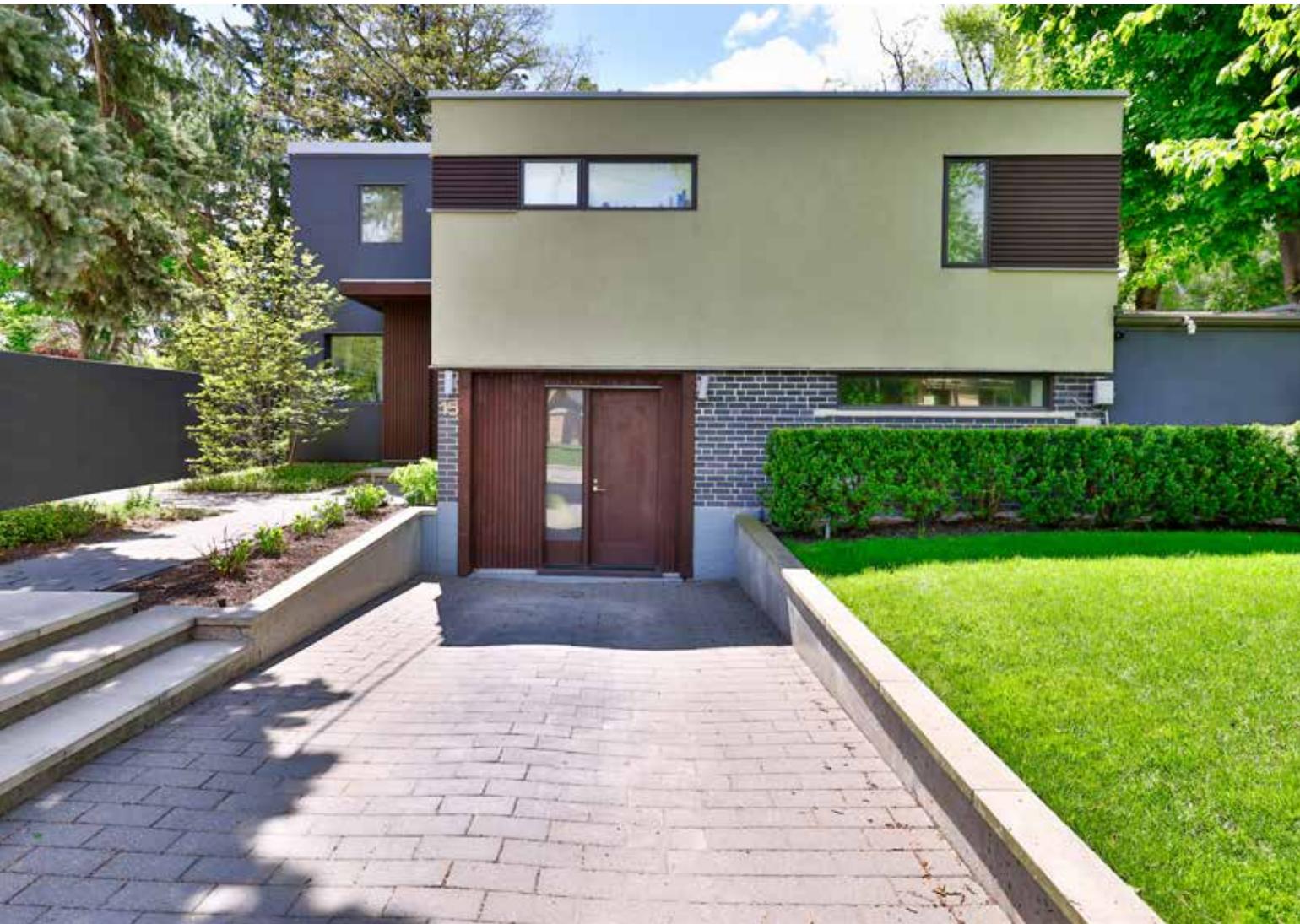




HEAPS ESTRIN

REAL ESTATE TEAM



15 Evergreen Gardens



15 Evergreen Gardens

Enjoy this landmark mid-century masterpiece located in one of Toronto's most magical neighbourhoods. An architectural marvel, this stunning home offers an abundance of space and light, it is a beautiful backdrop for everyday living and entertaining.

Upon entering this impressive, 3,500-square-foot light-filled home, one is immediately struck by the expansive free-flowing layout, high ceilings, clean lines, and stylish accents at every turn. The design incorporates contrasting colours and textures that add a rich and sophisticated aesthetic to the living space.

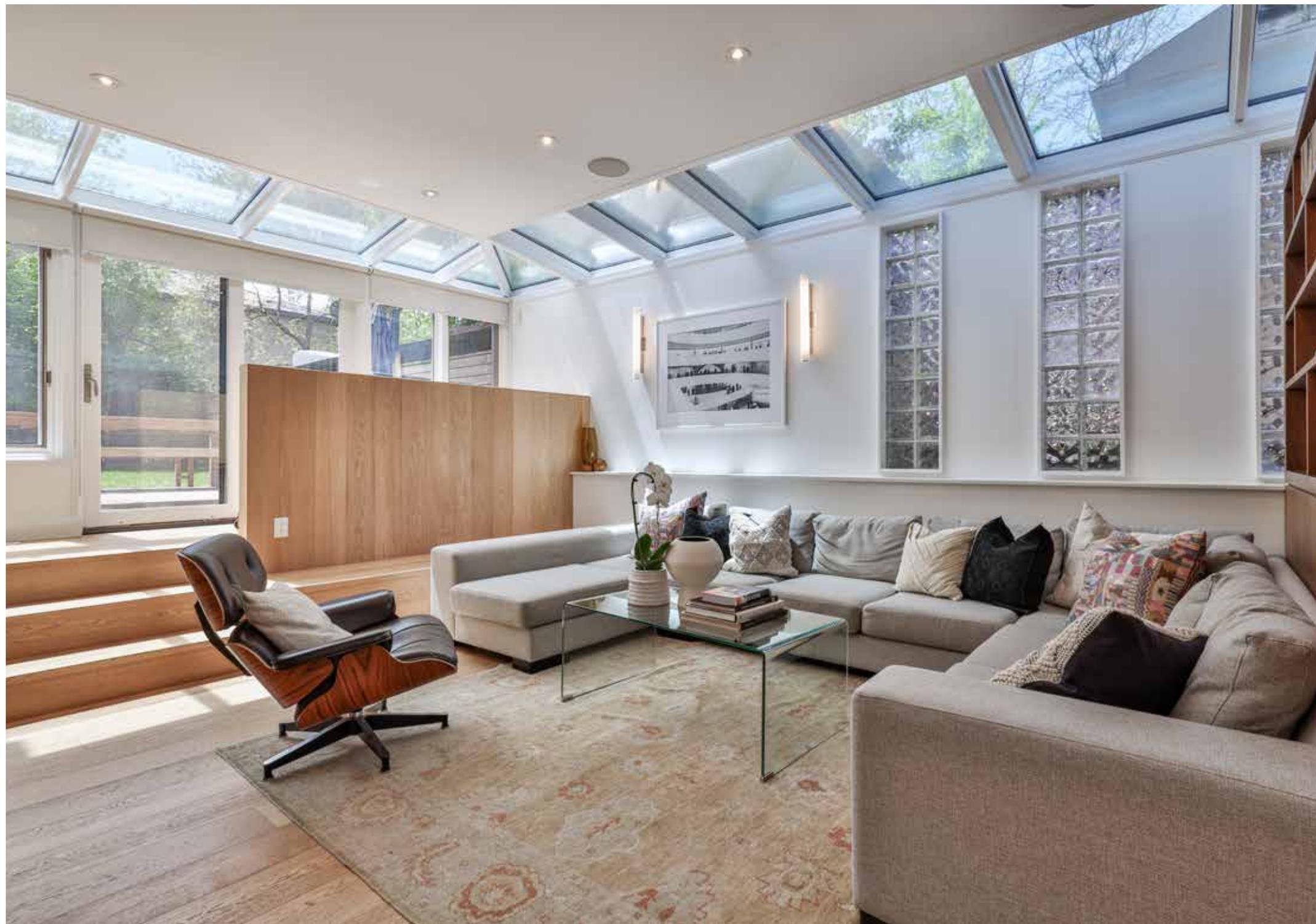
The main level boasts an open concept kitchen and dining area perfect for entertaining guests. The modern chef's kitchen truly inspires one to cook and is complete with marble counters, slate floors, bespoke cabinetry, and professional-grade appliances. The large windows provide an abundance of natural light, and the walk-out seamlessly integrates the indoor and outdoor spaces. The open concept living room and family room are the ideal space for the family to gather. The cozy living room boasts a stone-clad wood-burning fireplace, built-in shelves, and room for a piano. The family room is the perfect space for entertaining with a partition media wall and a rare sunken sitting area with the perimeter lined with skylights and a walk-out to the rear. An additional playroom that can also be used as a gym or bedroom. The mudroom and powder room complete this level.

The second level features three generously proportioned light-filled bedrooms, one with an ensuite bathroom and all boasting hardwood floors, large windows, a dedicated workspace with a desk, and ample built-in closet space.

The ultra-private third-level principal suite comes replete with high ceilings, hardwood floors, in-ceiling speakers, a large window overlooking the rear, a den currently used as dedicated office space, and an at-home yoga studio. The walk-in closet boasts built-in cabinetry and leads to the ensuite bathroom. The large, light-filled four-piece ensuite spa-style bathroom evokes a sense of serenity. It is complete with limestone flooring, a custom vanity, a soaker tub, and a large walk-in shower with mosaic tile, and a skylight.

15 Evergreen Gardens is only a short drive from the downtown core, within walking distance to the shops and amenities on Bayview Avenue, the Moore Park Ravine and Beltline Trail, and surrounded by some of the city's best green spaces including the grounds surrounding Bennington Heights School. This stellar property offers a unique opportunity to own the perfect entertainer's paradise in the highly desirable and family-friendly Bennington Heights community.

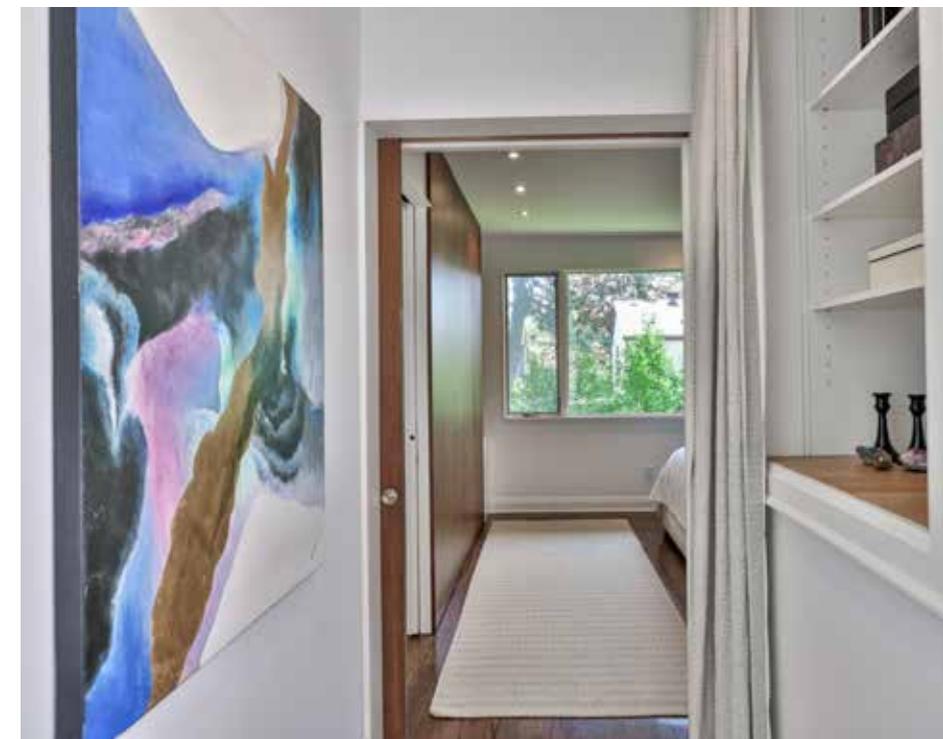


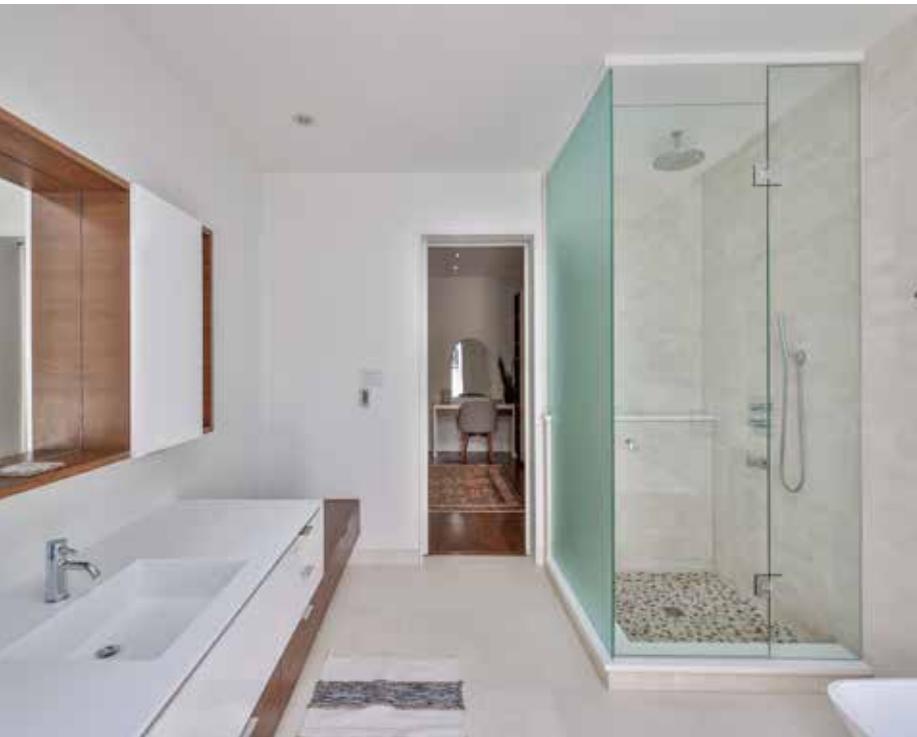


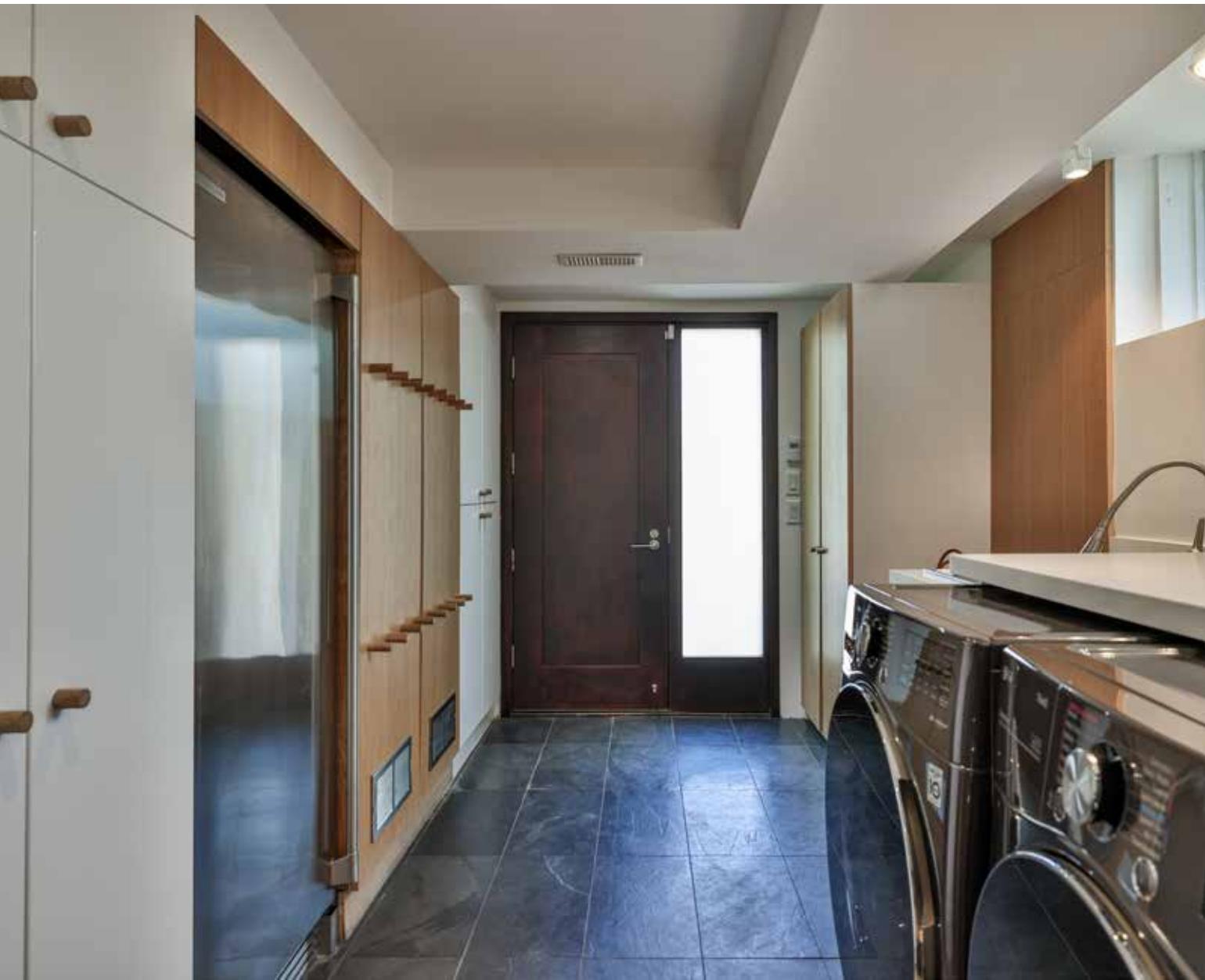


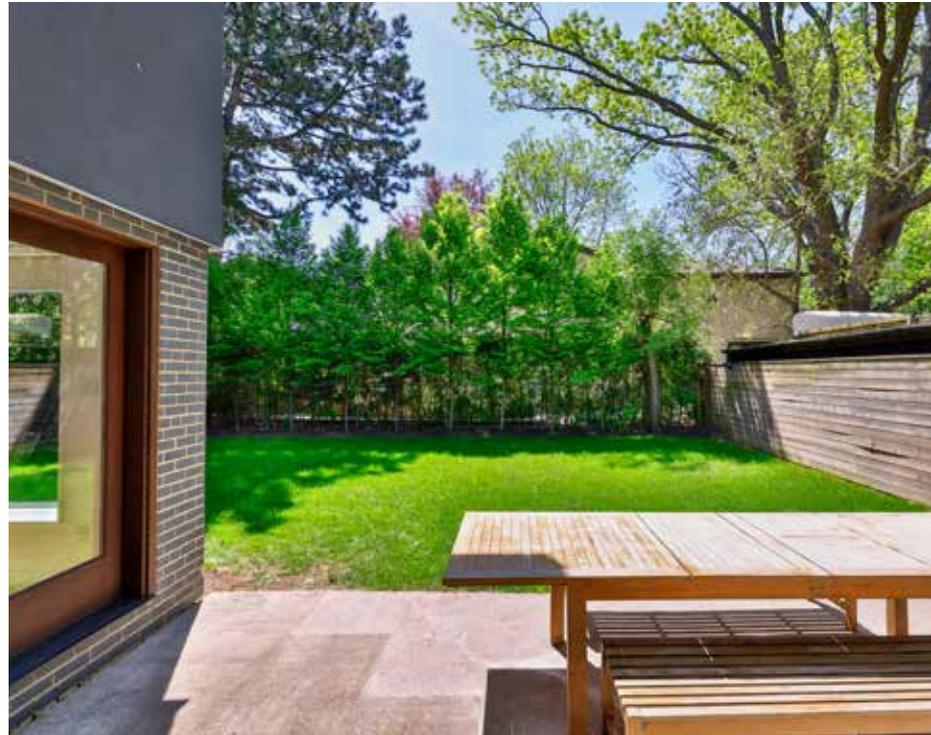






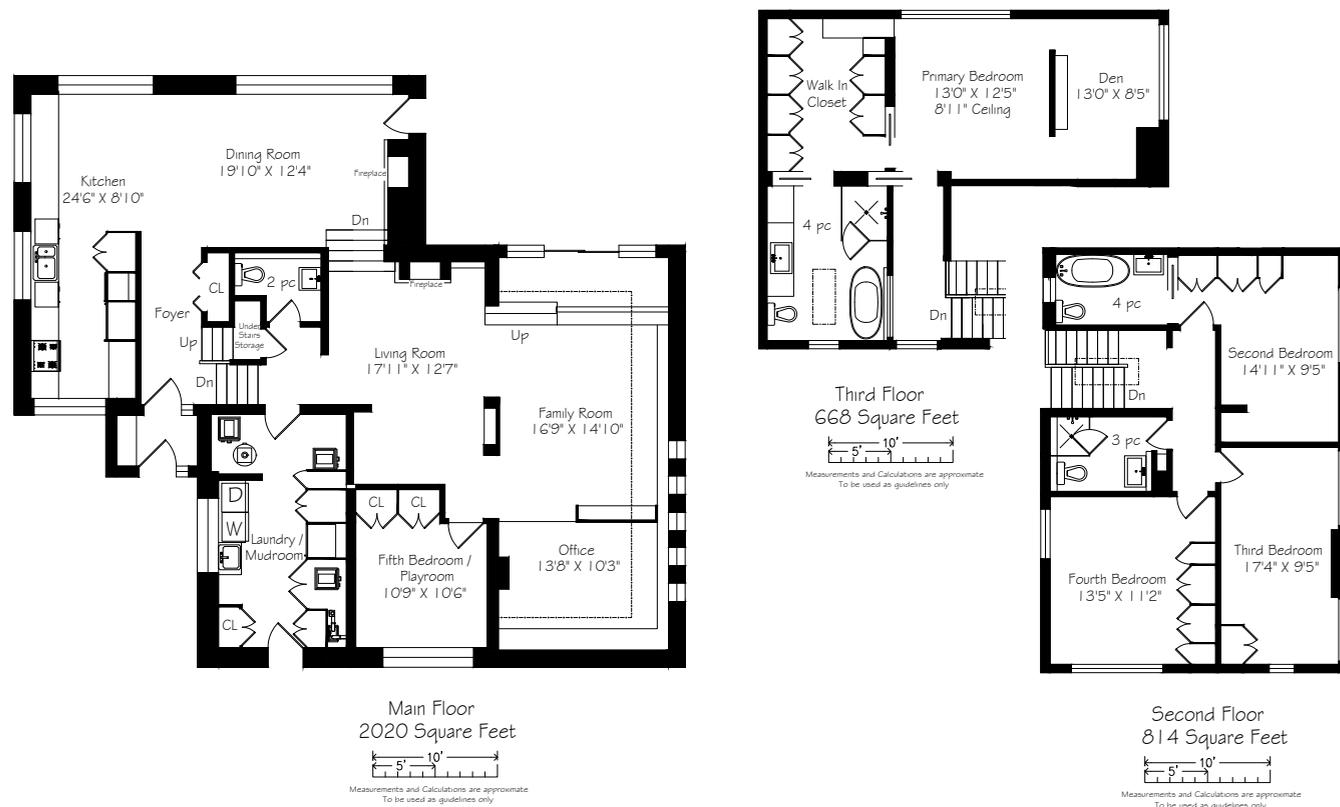








Features



Details

LOT SIZE

60.01 feet x 95.12 feet

TAXES

\$15,819.12 (2021)

POSSESSION

60 days or to be arranged

HEATING

Forced air gas

COOLING

Central air conditioning

DRIVEWAY

Private

Features

- Modern three-level side split detached home
- This one-of-a-kind home is perfectly situated in the heart of the coveted Bennington Heights community
- Boasting over 3,500-square-feet of light-filled space
- The entirety of the home displays an expansive free-flowing layout, high ceilings, clean lines, and top-quality finishes throughout
- The main level features an open concept kitchen and dining area perfect for entertaining guests or relaxing with family
- The chef's kitchen features expansive marble counters, slate floors, bespoke cabinetry, and professional-grade Miele, Dacor, Viking, and F.Bertazzoni appliances
- The large windows provide an abundance of natural light
- The walk-out seamlessly integrates the indoor and outdoor spaces in a perfect way for entertainment and relaxation
- The open concept living room and family room stand separated by a unique partition wall. One side showcases an art display and the other functions as a media wall for the family room
- The cozy living room boasts a stone-clad wood-burning fireplace, built-in shelves, and room for an upright piano
- The family room is the perfect space for entertaining with a partition media wall and a rare sunken sitting area with the perimeter lined with skylights and a walk-out to the rear
- An additional playroom that can also be used as a bedroom and boasts carpeted flooring, pot lights, and a built-in closet space providing ample storage
- A convenient powder room is perfectly situated on the main level for guests
- The second level features three light-filled bedrooms, one with an ensuite bathroom and all boasting hardwood floors, large windows, a dedicated workspace with a desk, and ample built-in closet space
- The private third level primary bedroom boasts high ceilings, hardwood floors, in-ceiling speakers, a large window overlooking the rear, a den currently used as dedicated office space, and an at-home yoga studio
- The walk-in closet boasts built-in cabinetry and leads to the ensuite bathroom
- An expansive, light-filled four-piece ensuite spa-style bathroom is complete limestone flooring, a custom vanity, a soaker tub, and a large walk-in shower with a mosaic tile, and a skylight
- The rear of the home hosts a vast and tranquil yard that has the potential for a sizeable pool
- 15 Evergreen Gardens is only a short drive from the downtown core, within walking distance to the Moore Park Ravine and Beltline Trail, and surrounded by some of the city's best green spaces
- Easy walking distance to the shops and amenities of Bayview Avenue
- In-district for Bennington Heights Elementary School, Bessborough Drive Elementary and Middle School, and Leaside High School
- Near some of the city's top private schools including Toronto French School, Greenwood, Branksome Hall, and Upper Canada College, among others

INCLUSIONS

- Miele dishwasher (x2)
- Dacor built-in oven
- Viking stainless steel refrigerator and freezer
- F.Bertazzoni range
- LG ThinQ washer and dryer
- Electrolux refrigerator
- Wine fridge
- Built-In speakers
- All electric lighting fixtures
- All window coverings and associated hardware
- Central vacuum (Rough-in)
- All heating systems and related equipment
- All cooling systems and related equipment
- Sump pump
- All televisions
- Built-in cabinetry
- Broadloom where laid

EXCLUSIONS

- All art

RENTALS

- 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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