



HEAPS ESTRIN

REAL ESTATE TEAM



57 Bennington Heights Drive





## 57 Bennington Heights Drive

In this cherished neighbourhood known for its idyllic surroundings and quiet tree-lined streets, lies this beautifully renovated four-bedroom family home on a spectacular 47-foot frontage. Surrounded by lush gardens and mature perennials with tasteful contemporary style, the home is fully turnkey, offering terrific space for entertaining and relaxing both inside and out.

This contemporary home displays fantastic curb appeal with lush greenery, stone and wood siding exterior accents, a wide driveway, and a stone patio incorporated in the front garden.

Embellished with floor-to-ceiling windows and stone feature walls, the entryway is equipped with heated tiled floors and a beautiful contemporary glass railed staircase to the second level. The beautifully appointed living and dining rooms can easily host sizeable gatherings, and feature large bay windows, crown moulding, high baseboards, and stunning hardwood floors. A large gas-burning fireplace with a limestone mantle anchors the living area and abundant light floods throughout the space. These rooms are easily divided via a beautiful set of French doors from the entryway or a pocket door from the dining room to the heart of the home, the kitchen.

The expansive designer eat-in kitchen is complete with European custom cabinetry, two sinks, a floor-to-ceiling pantry, a wall-mounted spice rack, panelled professional-grade appliances and ample counter space on its quartz stone slabs. The clean lined tempered glass backsplash and undermount lighting are perfect additions making the kitchen feel even brighter. The eat-in kitchen overlooks the backyard and is great space for a relaxed meal with family and provides access to the covered and lit backyard dining area.

A sunken family room at the rear of the home is a cozy sanctuary boasting a fireplace and superb custom built-in shelves. This room also walks out to the stunning backyard oasis, home to a second stone patio that houses an outdoor TV, ample seating area and a private hot tub. The automated retractable awning allows you to enjoy the outdoors comfortably rain or shine. It's like your own fabulous resort!

With four bedrooms and two bathrooms on the second level, this home is perfect for any family. The light-filled primary bedroom features hardwood flooring, a large window, elegant millwork, and a spa-style ensuite bathroom.

The home also offers abundant conveniences and luxuries that bring comfort to everyday living, including an oversized main level mudroom with side entrance, powder room, and garage with direct access to the house, spacious second floor laundry, lower-level recreation room with wet bar, hot steam shower, and radiant in-floor heating.

Brimming with style and function, and situated in an unbeatable location, this entertainer's dream home awaits at 57 Bennington Heights Drive!

















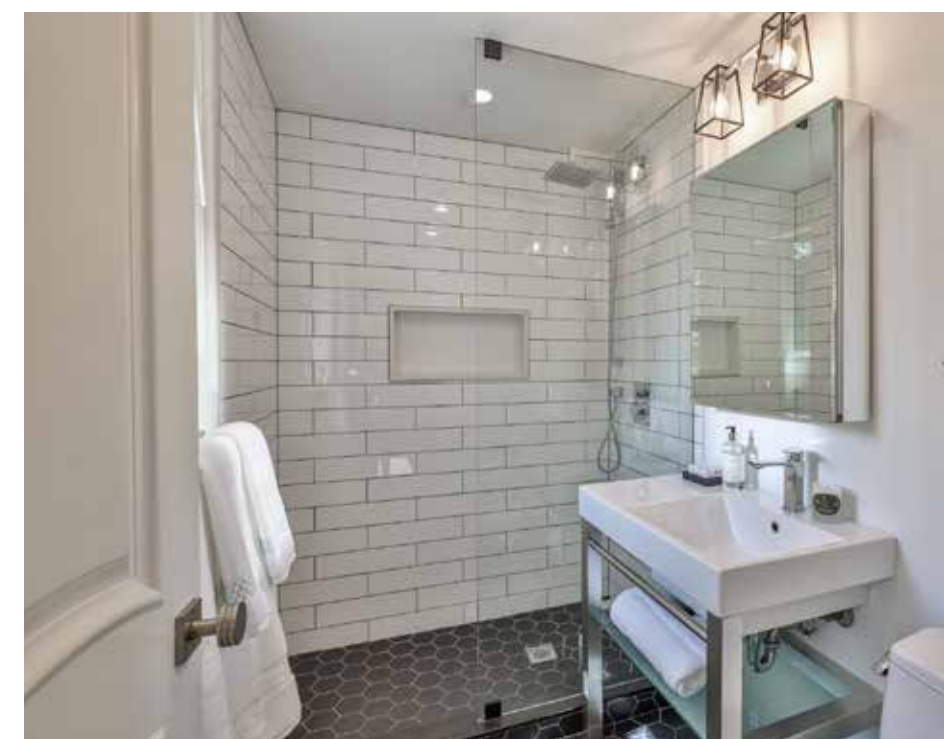








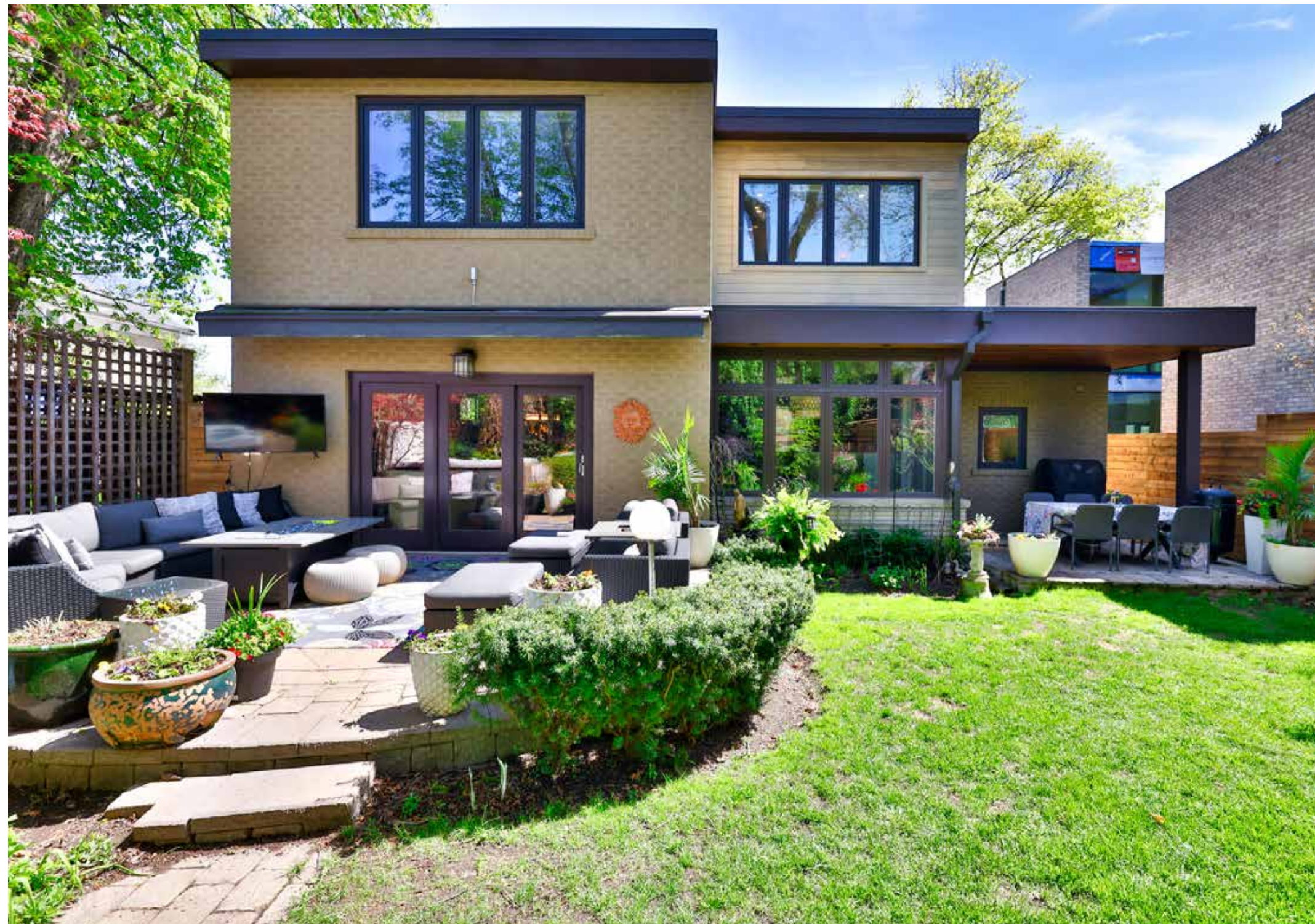




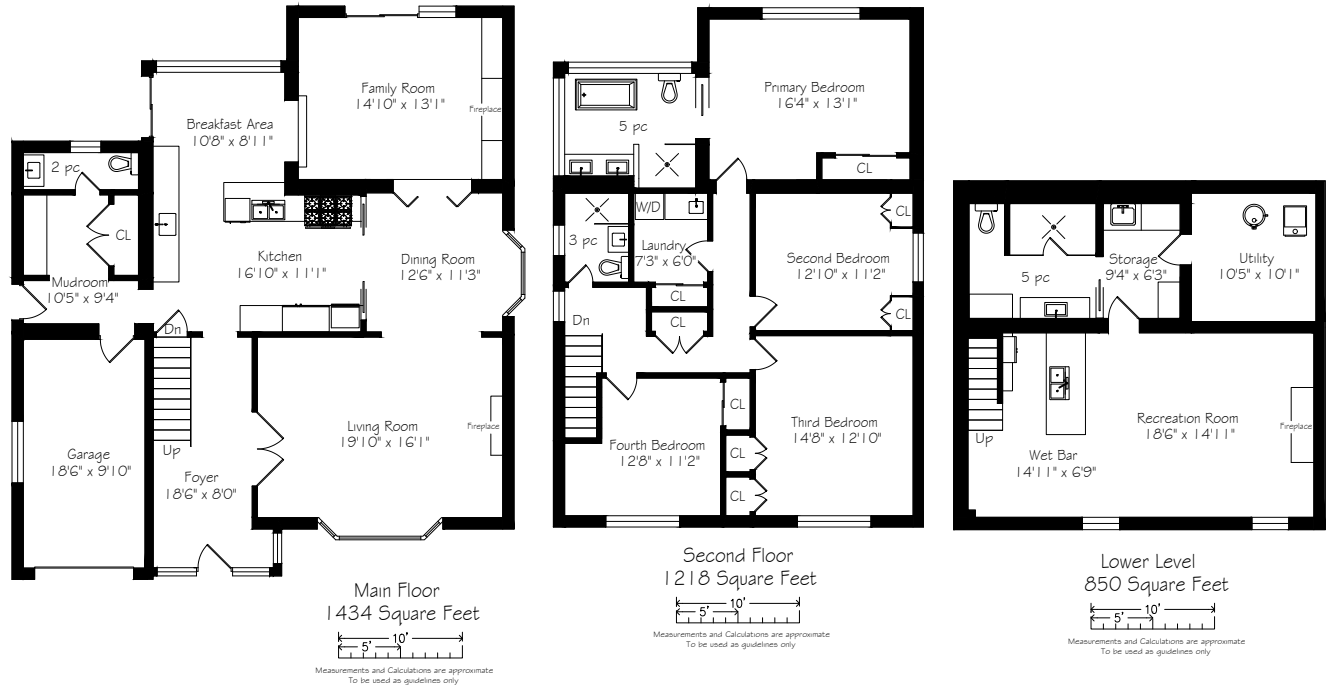












# Details

## LOT SIZE

46.82 feet by 103 feet

## TAXES

\$13,008.40 (2021)

## POSSESSION

60 to 90 days

## HEATING

Radiant in-floor heating

## COOLING

Central air conditioning

## DRIVEWAY

Three private driveway parking spots plus one-car garage

# Features

- Beautifully renovated contemporary family home in the heart of Bennington Heights, just steps from the neighbourhood elementary school
- A functional, stylish and spacious home offering endless comforts and luxuries for its occupants both inside and out
- All work custom done for the owners to exacting standards
- Shows beautifully, with contemporary curb appeal, and functional throughout
- Entryway with gorgeous wooden front door with mail slot, stone feature walls, floor-to-ceiling windows, and heated tile flooring
- Stunning contemporary glass railed staircase with two tone stairs
- White French doors provide access to spacious living room and dining rooms with bay windows and limestone mantle gas-burning fireplace
- Pocket door entry to kitchen from dining room allows for separation for the home cook
- Fabulous mudroom with side entrance with keypad and entry to garage that features two built-in closets, seating area, heated floors, and a powder room
- European kitchen with custom cabinetry, undermount lighting, tempered glass backsplash, and full set of Thermador appliances
- Bright eat-kitchen overlooking luscious green backyard with access to a covered and lit outdoor dining and barbeque area
- Stone patios for entertaining in the front and the back of the home
- Automated retractable awning providing shelter rain or shine
- Beautiful wainscoting in upper-level hallway with large mirrored linen closet
- Renovated upstairs bathrooms with stunning tile, fixtures, and faucets including rainfall showers and stand-alone tub in primary ensuite
- Four private second level bedrooms with built-in closets and remote-operable lights
- Dedicated upstairs laundry room with sink, built-in shelves, tiled floor, and closet
- Designer window coverings throughout the home
- Wet bar for entertaining in the lower level with seating around the peninsula, including temperature controlled wine fridge
- Oversized recreation room with potlights
- 5-piece bathroom featuring floor to ceiling tiles, oversized glass-doored steam shower with marble shower bench and accents
- Seasonal storage room with sink

- Large utility room with work bench and more room for storage
- Gated access to backyard from both sides of the home
- Three private driveway parking spots plus one-car garage with built-in shelving

## IMPROVEMENTS

- All bathrooms renovated between 2018-2021
- Addition to the back of the home (eat-in kitchen & upstairs primary ensuite)
- Copper lines for hydronic boiler system in 2012

## COMFORT SYSTEMS

- Radiant in-floor heating provides luxurious comfort
- Attic-mounted SpacePak central air conditioning
- 200-amp electrical service

## INCLUSIONS

- Thermador panelled appliance package in kitchen including gas range and hood, full standing fridge/freezer, microwave, wall oven and warming drawer
- Cavavin dual zone wine refrigerator
- Additional refrigerator in garage
- All electric light fixtures (except where excluded)
- All window coverings
- Garage door opener and remote
- Hot tub & equipment
- Exterior garden lighting
- Bedroom remotes for ceiling lights
- Outdoor planters (except where excluded)

## EXCLUSIONS

- Wall-mounted TV in kitchen
- Light fixture in eat-in kitchen
- Outdoor water fountain at rear fence
- All artwork & furnishings
- All hanging mirrors except bathrooms
- Luxe Bidet Neo 120 self-cleaning attachment in family bath
- Additional freezer in lower level
- Patio furniture and two firepits
- Outdoor BBQ
- Front outdoor planter

## RENTAL ITEMS

- Gas-fired hot water heater





# 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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