



HEAPS ESTRIN

REAL ESTATE TEAM



8 Southlea Avenue



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Welcome to 8 Southlea Avenue, one of the most special homes in Leaside. Located on a treasured and quiet one block street, this wide lot hosts a classic and charming, beautifully appointed home, meticulously designed from the inside out.

Upon entry, you are greeted with a stunning foyer, designed to perfection, setting the tone for the entire home. Gorgeous marble herringbone floors and extensive custom storage make the perfect and practical entryway. Heading to the living room, gorgeous hardwood floors and a wood burning fireplace with marble surround frame the room. A bay window overlooks the front garden in addition to gorgeous views of the dining room and rear garden. The dining room is equally special with ample space to entertain, custom built-in storage and sliding doors to the back deck and garden.

The rear of the home hosts an impressive kitchen, with top of the line appliances, extensive storage, stone countertops, a breakfast bar and wonderful natural light. Stunning fixtures, and timeless material selections come together flawlessly. The ideal proximity to the family room offers the perfect space to gather. The family room, large enough for any family is a bright and private oasis, tucked away overlooking the rear garden. Gorgeous gas fireplace and built-in speakers complete this space.

The main floor also hosts a well-designed powder room with marble vanity and designer wallpaper. The main floor mudroom connects the fully outfitted garage to the house. There is also a beautiful glass side door which provides extra natural light to the lower level.

The entire main floor features rich hardwood floors, designer light fixtures, expansive windows and pot lights.

The second level is equally impressive with four large bedrooms, each with extensive storage and front or rear garden views. The primary bedroom is spectacular with gorgeous natural light, an oversized window and beautiful green sight lines. Luxurious linen drapes frame the view perfectly. Extensive custom closet space offers endless storage and organization for any size wardrobe. The incredible ensuite features heated marble floors, a separate shower, double vanity with stone counter top and an impressive claw foot tub. The second bedroom, oversized, has wonderful design details and a large walk-in closet. The third bedroom, also spacious, is perfectly appointed and also features a walk-in closet. The fourth bedroom hosts wall to wall closets. All bedrooms have more than enough space for

full beds, desks and dressers, a very rare find! The second floor is also complete with a well renovated family washroom and extensive linen storage. The generous hall closet is roughed in for second floor laundry.

The unbelievable design and space continues in the lower level. A huge recreation room with high ceiling and above grade windows feels like a generous main floor family room. Quality custom built-ins are perfect for toy storage, and media equipment. This space also has surround sound. Also in the lower level is a skillfully designed office with designer wallpaper, high-end custom built-ins. Designed and sized to tuck away printers and equipment, as well as paper filing. The fifth bedroom, generously sized, is ideal for guests and hosts an above grade window, good ceiling and walk-in closet with cedar. Not to be missed is a full-sized laundry room, with folding counter and storage as well as a full washroom with a large shower.

Outside the home, the rear garden was brilliantly designed by Artistic Gardens, one of the most sought-after firms in the city. Exit your dining room or kitchen to a deck with a gas line and BBQ. The rear yard is complete with a gorgeous seating area, with herringbone, red brick terrace overlooking lush gardens. The wide-open grass is perfect for families to enjoy. The pergola at the rear is a versatile space for a games table or dining table. The yard also features exterior speakers. The front and back gardens are beautifully lit and fully irrigated.

The entire home has been rebuilt with modern mechanical systems and features. The private driveway at the front of the home has room for two cars and has a beautiful brick detail border. The garage is full sized and lined with versatile storage and room for parking with direct access to the house.

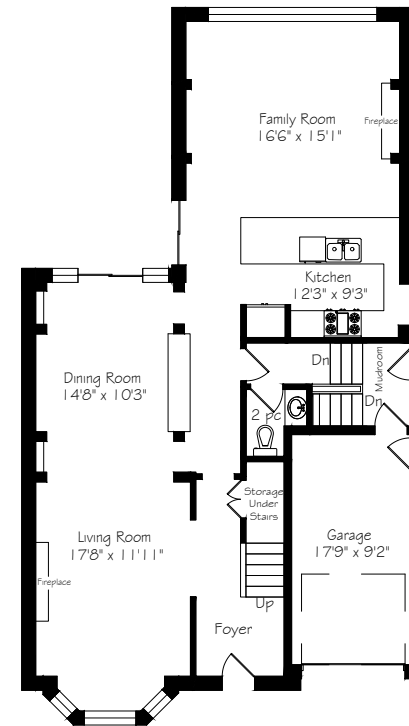
This ideal south Leaside location is a quiet one block street with amazing neighbours and sense of community. The perfect street for street hockey and basketball. Steps to the best shops on Bayview and top rated private and public schools. A short and easy trip downtown via TTC or the Bayview Extension. A short bike ride down to The Brickworks and the ravine. Wonderful parks and community centres surround you.



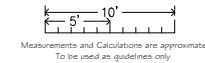


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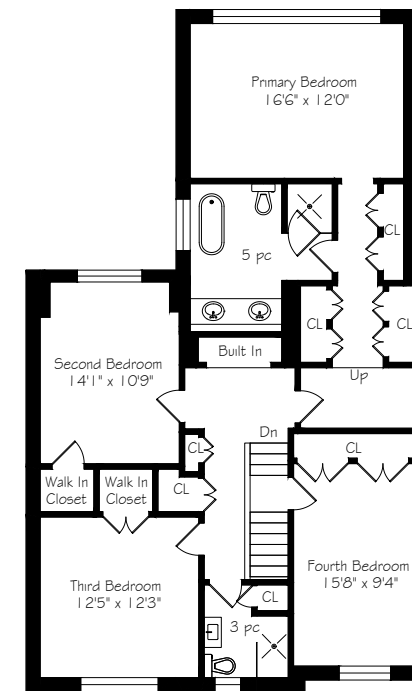
8 Southlea Avenue



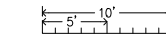
Main Floor
1209 Square Feet



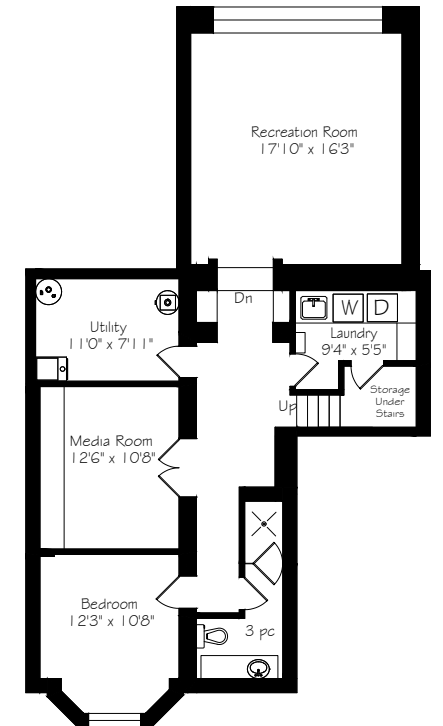
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To be used as guidelines only



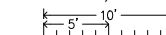
Second Floor
1382 Square Feet



Measurements and Calculations are approximate
To be used as guidelines only



Lower Level
1209 Square Feet



Measurements and Calculations are approximate
To be used as guidelines only

Details

LOT SIZE
35 feet by 125 feet

TAXES
\$13,213.72 (2021)

POSSESSION
90 days

HEATING
Forced air gas

COOLING
Central air

PARKING
Private driveway for two cars in addition to a built-in garage

Features

- A spectacular home, ideally located on well-loved Southlea Avenue
- A classic and charming red brick facade with handsome proportions and excellent street presence
- Impressive gardens and stone terrace lead to a beautiful entry
- Stunning front foyer with herringbone marble floors and ample coat and shoe storage
- Impeccably designed living room with rich hardwood floors and a gorgeous wood burning fireplace with marble surround
- The living room overlooks the front garden and dining room
- The dining room is beautifully sized and with a custom built-in hutch, gorgeous hardwood floors and overlooks the living room. It also features sliding glass doors to the rear deck and garden
- Absolutely stunning kitchen, designed to perfection with stone countertops, top of the line appliances, beautiful natural light and ample seating at the breakfast bar. Extensive storage and beautiful glass display shelves
- Sliding doors from the kitchen to the deck and garden
- Incredible family room tucked away at the rear of the home with a gas fireplace and built-in speakers. Wonderful proximity to the kitchen and overlooks the stunning yard
- Beautiful sliding doors lead from the kitchen to the garden
- Convenient main floor powder room with designer wall paper
- Fabulous main floor mudroom with side door entry, and direct access from the garage
- Fantastic second floor with oversized bedrooms and extensive storage
- Exceptional primary retreat with stunning views over the back garden and wonderful natural light
- Beautiful primary ensuite with marble floors, a double vanity a claw foot tub and separate shower
- Fabulous, wall to wall custom closets with endless storage
- Specious second bedroom, beautifully designed with panelled accent wall, leather sconces, a walk-in closet and views over the front garden
- Large third bedroom, with excellent design details, walk-in closet and views over the back garden
- Wonderful third bedroom, overlooking the front garden with wall to wall closets
- Gorgeous built-in reading nook with custom cushions and built-in storage
- Extensive linen storage and a laundry closet, roughed in for a washer and dryer
- Fantastic lower with a huge recreation room with high ceiling, above grade windows, built-in speakers, and custom built-in storage
- Fabulous office, wonderfully designed with custom storage, wall sconces, designer wallpaper and french doors
- Spacious fifth bedroom with walk-in closet
- Large laundry room with generous storage and folding counter
- Beautifully designed front and back gardens
- The rear garden was designed by Artistic Gardens and features a stunning seating area with brick terrace
- Rear pergola, the perfect spot for a games table or dining table
- The back deck is equipped with a gas line and BBQ
- The rear garden is beautifully lit and irrigated. The rear yard also features exterior speakers
- The front garden is also beautifully lit and irrigated
- The private driveway is lined in brick and offers parking for two cars
- The built-in garage has been fully outfitted for flexible car and bike storage
- Wonderful local sense of community and great neighbours
- Fantastic street where children play out front
- Steps to the best. shops on Bayview and top rated private and public schools
- A short and easy trip downtown via TTC or the Bayview Extension.
- A short bike ride down to The Brickworks and the ravine.
- Wonderful parks and community centres surround you!
- Excellent schools in district: Rolph Road Elementary School, Bessborough Middle School, St. Anselms School and Leaside High School
- Walking distance to the many amenities of Bayview and the plaza at Bayview and Moore Avenues
- Fabulous recreational facilities nearby: Leaside Memorial Community Gardens and Arena, Trace Manes Park with library baseball diamond, playground, splash pad and tennis court

INCLUSIONS

- Viking stainless steel fridge with bottom freezer
- Thermador stainless steel gas 6 burner stove
- Panasonic stainless steel built-in microwave
- Miele panelled built-in dishwasher
- Frigidaire washer and dryer
- All electric light features (except where excluded)
- All window coverings
- Gas furnace and equipment
- Central air conditioning and equipment
- Hot water tank
- Barbecue
- Custom bench seat pillows

EXCLUSIONS

- Dining room sconces
- Dining room central light fixtures
- Red ceiling mounted light fixture in rear bedroom



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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