



HEAPS ESTRIN

REAL ESTATE TEAM



243 Poplar Plains Road



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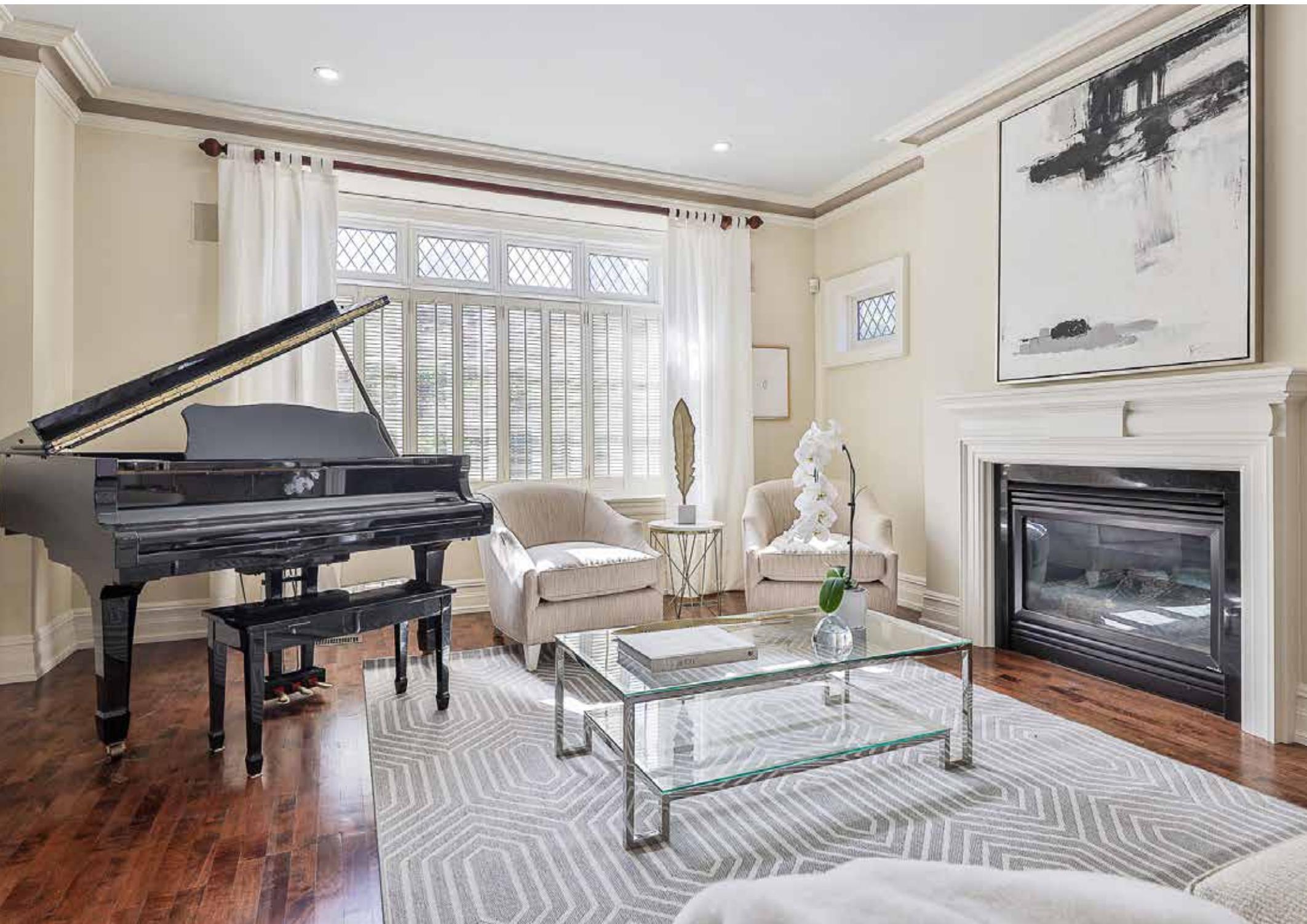
Welcome to 243 Poplar Plains Road, a gorgeous designer home in Toronto's coveted South Hill neighbourhood. Built with high quality finishes and a stellar layout, this immaculate residence boasts sophistication and modern elegance with impressive curb appeal and lush landscaping.

With over 4,200 square feet of luxurious living space in a well-designed layout, this home can easily accommodate the needs of any homeowner. The magnificent principal rooms are perfect for entertaining guests or relaxing with family and feature gorgeous hardwood floors, high ceilings, wainscoting and three gas fireplaces. The stunning light-filled chef's kitchen is complete with custom cabinetry, high-end stainless steel appliances, quartz countertops, and pendant lighting and overlooks the breakfast room, family room and a delightful private backyard oasis with stunning garden views.

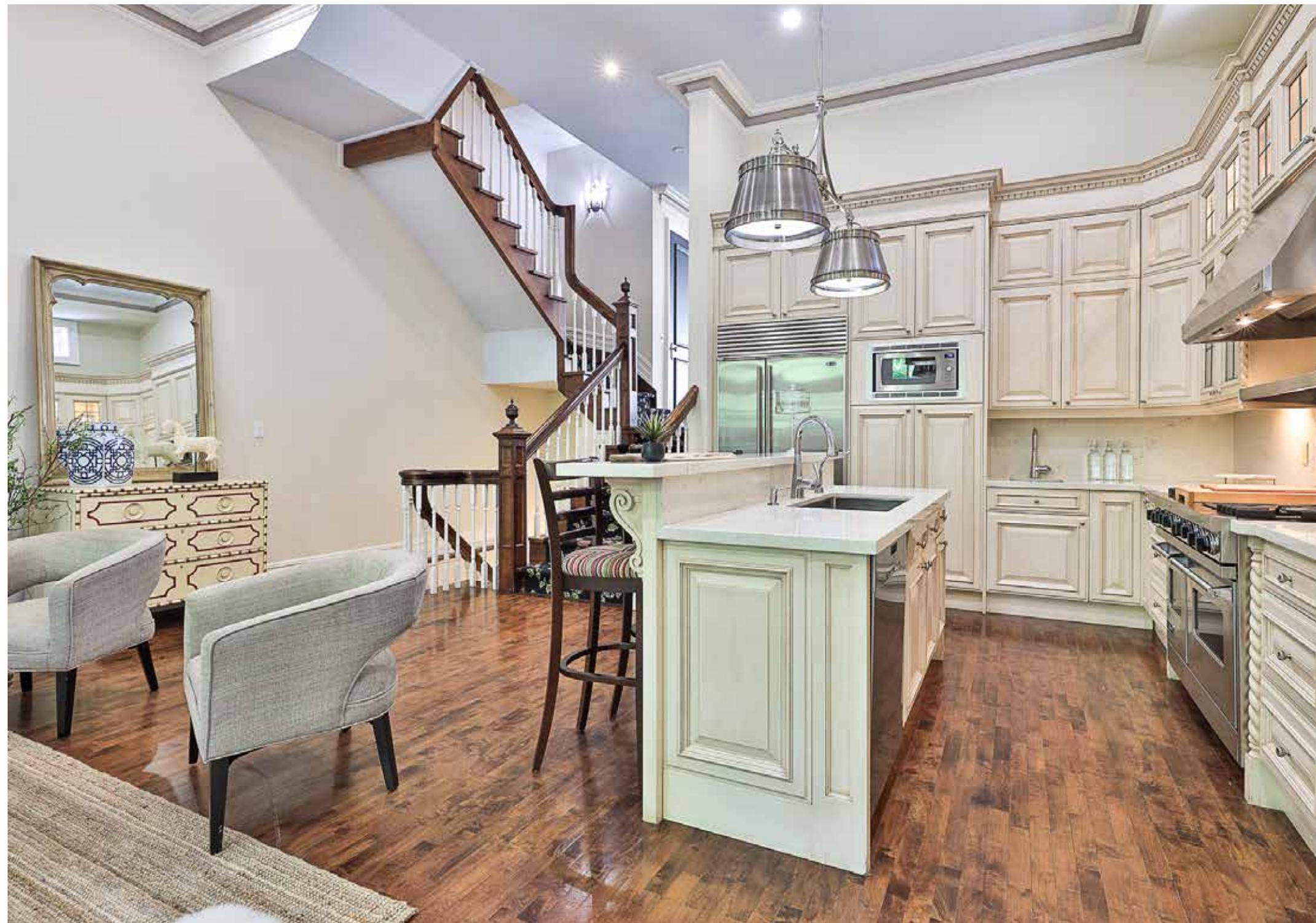
The exceptional second level boasts three well-proportioned bedrooms including a relaxing primary suite with a steam shower, jacuzzi tub, and generous walk-in closet. The light-filled third level loft is a wonderful space retreat offers a large private walk-out to a treetop balcony.

The fully finished lower level features high ceilings and an expansive recreation room with fireplace and projector screen, a laundry room, as well as direct access to the built-in garage and a walkout to the rear garden. Convenient elevator access throughout the home provides added comfort and luxury.

Surrounded by tree-lined streets and neighbourhood parks, nestled in the Brown School district, this home is a short walk to the city's most beloved destinations including Summerhill, Yorkville, Forest Hill Village and Yonge & St. Clair. Just minutes to the downtown core directly on the subway line and in close proximity to the area's private schools including UCC, BSS, York, Branksome and De La Salle. 243 Poplar Plains Road offers a unique opportunity to own a meticulously maintained and tastefully updated home offering comfort and modern elegance in the highly sought-after pocket of South Hill.



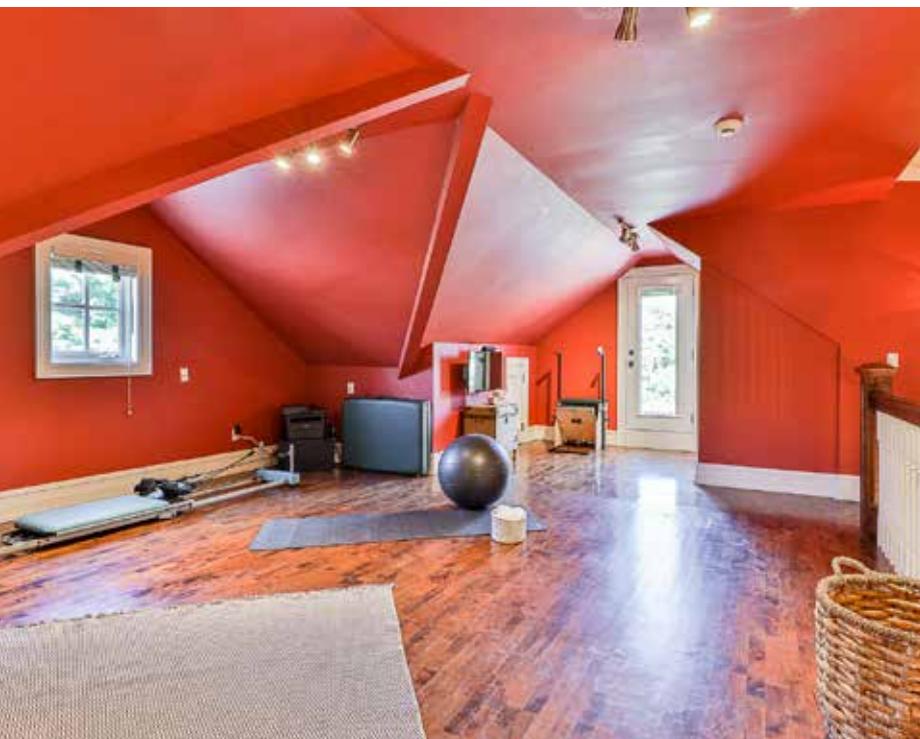




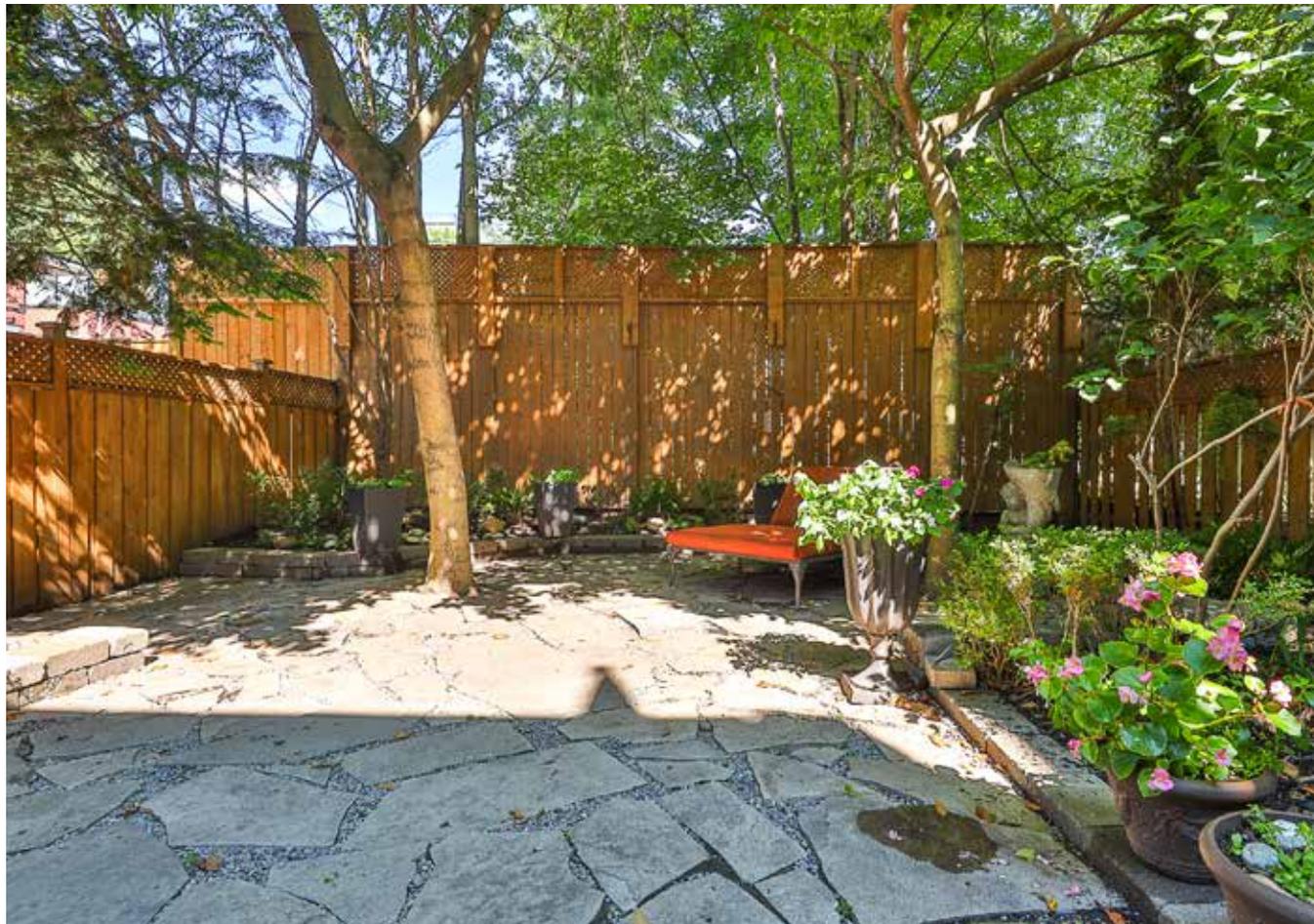
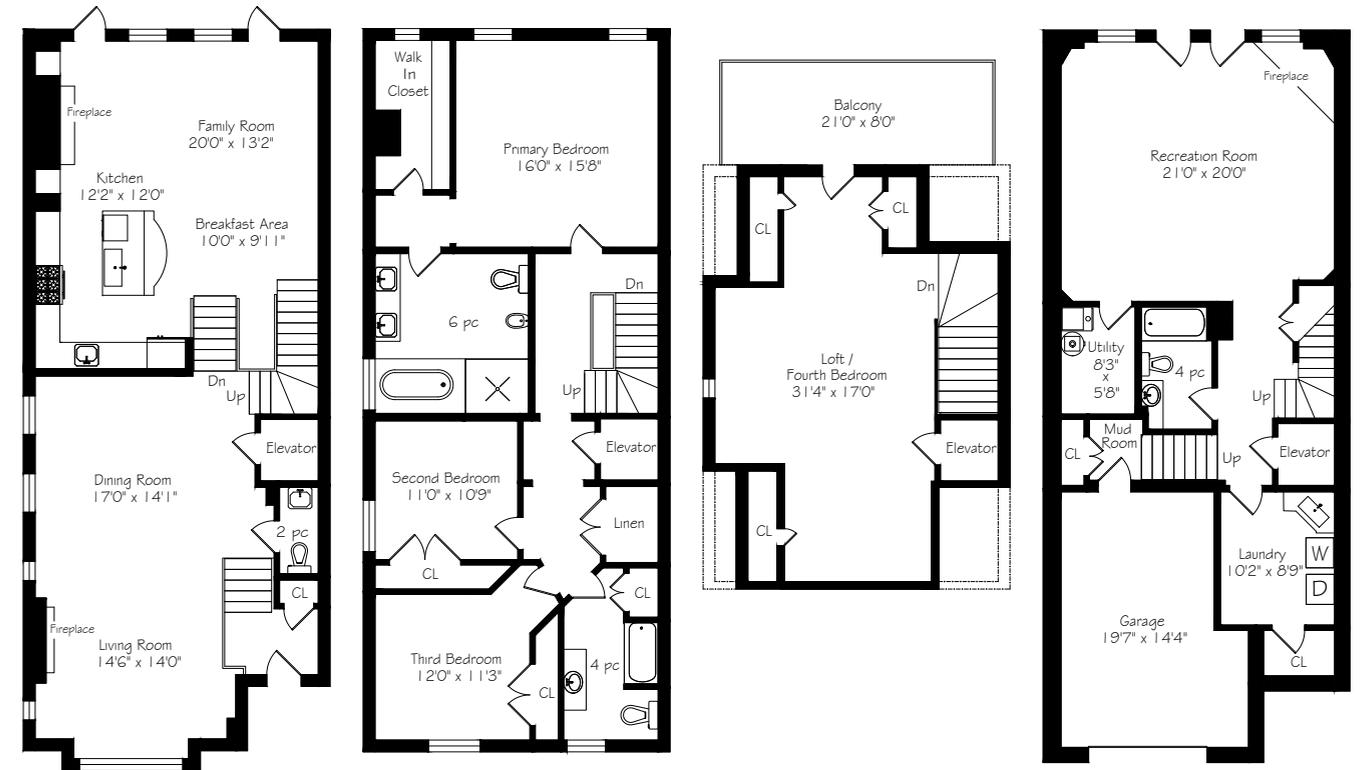












Details

LOT SIZE

28.97 feet by 131.83 feet

TAXES

\$13,991.00 (2021)

POSSESSION

60 to 90 days or to be determined

HEATING

High-efficiency, gas-fired forced air furnace (buyer to assume rental)

COOLING

Central air conditioning

DRIVEWAY

One-car garage with four additional parking spots in driveway

Features

- Fabulous three-storey executive home located on a sunny 29 x 132 foot lot in the desirable South Hill district
- Gorgeous curb appeal with handsome brick and stone facade, professionally landscaped gardens and private interlocking driveway with built-in single car garage
- 4,283 square feet of luxurious living space featuring four bedrooms and four bathrooms
- A wonderfully elegant home with spacious principal rooms, open concept kitchen and family room and gleaming hardwood floors throughout
- Formal living and dining rooms are the epitome of sophistication and style
- Notably, the formal living room boasts a gas fireplace with stunning wood mantle, built-in speakers and an oversized bay window allowing an abundance of natural light to flow through
- The formal dining room is ideally sized for large family gatherings and features two north-facing windows with custom window treatments
- A smartly designed and extremely convenient custom elevator leads to all levels of this spectacular residence
- A pristine two-piece powder room with stunning floral wallpaper
- Moving to the heart of the home, the open concept kitchen and family room are sunken allowing 14' ceiling heights and gorgeous sightlines and light
- The abundant chef's kitchen includes top quality stainless steel appliances, 10' tall custom cabinetry with leaded glass fronts, quartz countertops and custom backsplash
- Two-tiered centre island/breakfast bar is ideal for entertaining and overlooks the breakfast area and family room
- Spacious and inviting, the generously sized family room is open to the kitchen and features a gas fireplace adorned by two elegant art niches on either side. Built-in speakers also complement the space.
- Oversized windows and double French doors lead to an inviting rear deck with gas barbeque line, & exterior speakers overlooking an immaculately manicured backyard retreat
- The second floor primary bedroom is perfectly situated for privacy and features two generously sized windows, a spacious walk-in closet and a 6-piece ensuite bathroom featuring double sinks, a jacuzzi tub, a large steam shower, and built-in speakers
- Two fabulous full-size bedrooms are also found on the second floor, one with cathedral ceilings, and both with large double custom closets with organizers and a shared 4-piece family bathroom with oversized windows
- The second floor is complete with a generous walk-in linen closet that has roughed-in plumbing for a second washer and dryer if desired
- Escape to the sun-drenched and secluded third floor retreat. Make it a spectacular bedroom, study or home office/gym with a glass door leading out to a private exclusive deck where you can enjoy a morning coffee or keep the door open with a Mirage retractable screen door
- There is the opportunity to close off this space to make it an enclosed room, rather than an open to below style loft should one desire
- The exceptional comforts and thoughtful design continue to the lower level. The expansive recreation room features oversized windows and a double French door walk-out to the quiet and serene gardens, along with a fantastic media set-up with projector and retractable screen as well as built-in speakers
- A lower level mud room style entrance to the garage features a double closet and 4-piece bathroom
- The lower level is complete with a spacious laundry room and storage area
- This magnificent home offers all the modern comforts with superior quality and exceptional finishes
- Located in the heart of South Hill District, a short walk to the fabulous shops and gourmet restaurants of Yonge & St. Clair, Summerhill, Yorkville and Forest Hill Village.
- Easy access to downtown and the highway system, excellent schools and amenities
- In the coveted Brown Public School district and minutes to some of the city's most sought-after schools such as UCC, York School, BSS, St. Michael's and De La Salle among others
- Within walking distance to Winston Churchill Park where one can take advantage of the tennis courts, off-leash dog park or the various walking paths including access to the ravine

COMFORT SYSTEMS

- Central air conditioning with capacity of 2.5 tons (2014)
- Hi-efficiency, gas-fired forced air furnace (2014)
- Tankless-direct vent water heater (2014)
- Copper water main
- Sump pump
- Central vacuum system
- Security system with cameras
- Built-in speakers
- Motion-sensor exterior lights on the back deck
- Automatic garage door with 5-minute auto-close timer
- Private elevator

IMPROVEMENTS

- Recently replaced north shared fence
- New Miele dishwasher (2022)
- Annual elevator maintenance by Savaria (Summer 2022)
- New safety mechanism for garage door with auto-closing function (2019)
- New high-efficiency furnace - rental (2014)
- New air conditioner - rental (2014)
- Outfitted media room in lower level with projector & retractable screen

INCLUSIONS

- All existing window coverings and light fixtures, except where excluded
- All appliances including - Miele dishwasher (2022), Ultraline Professional 6-burner gas range with grill, microwave ("as-is" condition), Instant hot water tap ("as is" condition), Maytag washer and LG dryer
- Garage door opener with auto-close function and two (2) remotes
- Security system with cameras (monitoring paid by buyer)
- In-ground irrigation system
- Projector and retractable screen in basement

EXCLUSIONS

- Any staging items, including white curtains in living & dining rooms
- All TVs & brackets
- BBQ & patio furniture
- All wall-mounted art and furnishings, except where included

RENTALS

- Furnace
- Air conditioner
- Tankless-direct vent water heater



HEAPS ESTRIN

REAL ESTATE TEAM

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