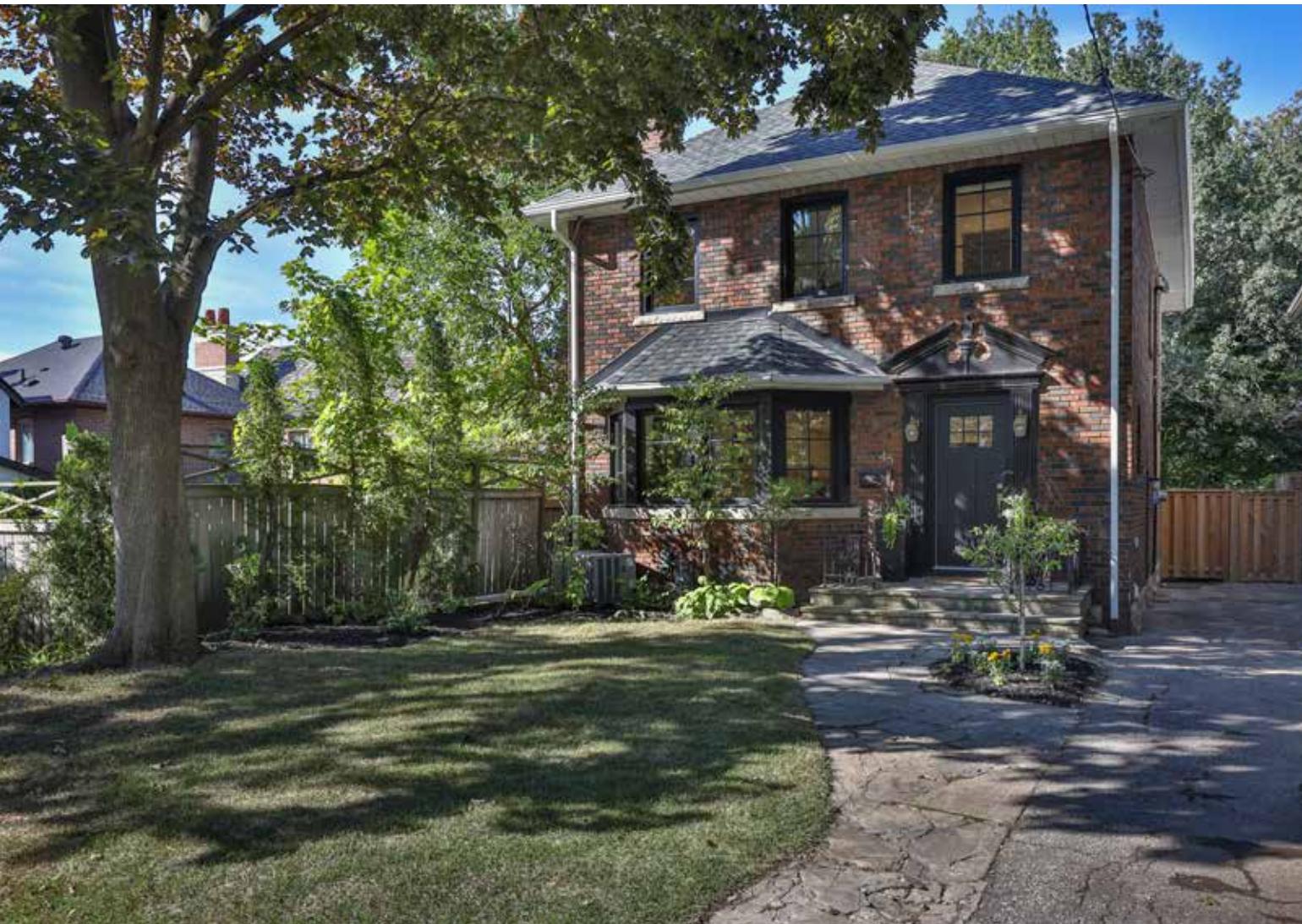


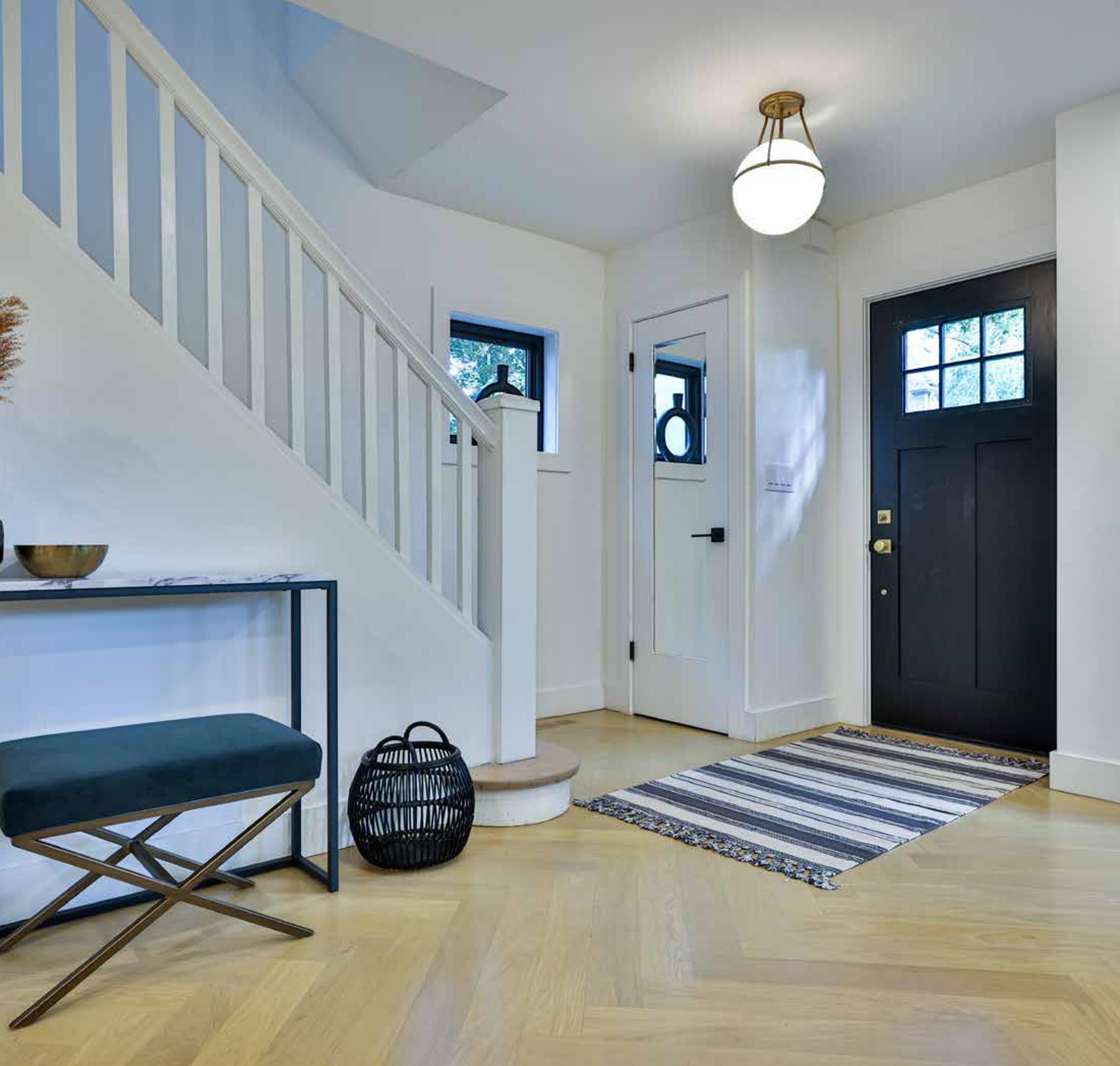


HEAPS ESTRIN

REAL ESTATE TEAM



48 Duncannon Drive



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Welcome to 48 Duncannon Drive, an architecturally exquisite, detached family home which has been thoughtfully re-designed. The house balances a modern, warm style and functionality while maintaining the tranquil and private setting as a focal point. Perfectly situated in beautiful Upper Forest Hill on the best part of a tree-lined street with a sun-filled west exposure, this home offers it all. An impressive curb appeal with a rich red brick façade, a flagstone pathway surrounded by well-manicured gardens and a private driveway with ample parking. This home is surrounded by majestic, mature trees, creating the utmost privacy in the heart of the city.

Fully renovated, the owners thoughtfully curated every architectural detail and design to take advantage of the beaming natural sunlight throughout the house and utilizing the envelope of trees that surround the property as inspiration for their design. It truly feels like you are living amongst the trees.

Upon entering the bright and airy foyer, one is immediately struck with a Californian vibe, and you're greeted with a stunning sightline all the way to the near wall-to-wall glass doors that span the entire rear of the home.



The main floor is complete with white oak herringbone flooring throughout, and beautiful, all-new black linear framed windows. The main floor open concept layout makes it the perfect space for a family gathering, and a rear two storey addition provides an additional two hundred square foot of living space with a flexible floor plan. The spacious living room has a fireplace flanked by two perfectly placed enlarged windows, and stunning bay window which overlooks the front gardens. As a nod to the owner's attention to detail, the bay windows have customized window blinds that blend into the window frame when open.





The impressive chef's kitchen has been impeccably finished with custom cabinetry and showcases an oversized 9-foot island with Caesarstone countertops and seating for four. The kitchen is complete with high-end appliances and stunning gold accents throughout.



The open concept dining room is ideally situated with amazing sightlines to both the living room and kitchen, providing a wonderful entertainment space that is ideal for relaxing with family or entertaining guests. A striking back wall of glass doors overlook the spacious rear terrace with a walk-out to a large, fully composite deck that spans the length of the wall. The unobstructed views bring the lush outdoors into the interior of the home. The private powder room is perfectly tucked away and completes this main level with custom wallpaper, a floating vanity, and gold accents.



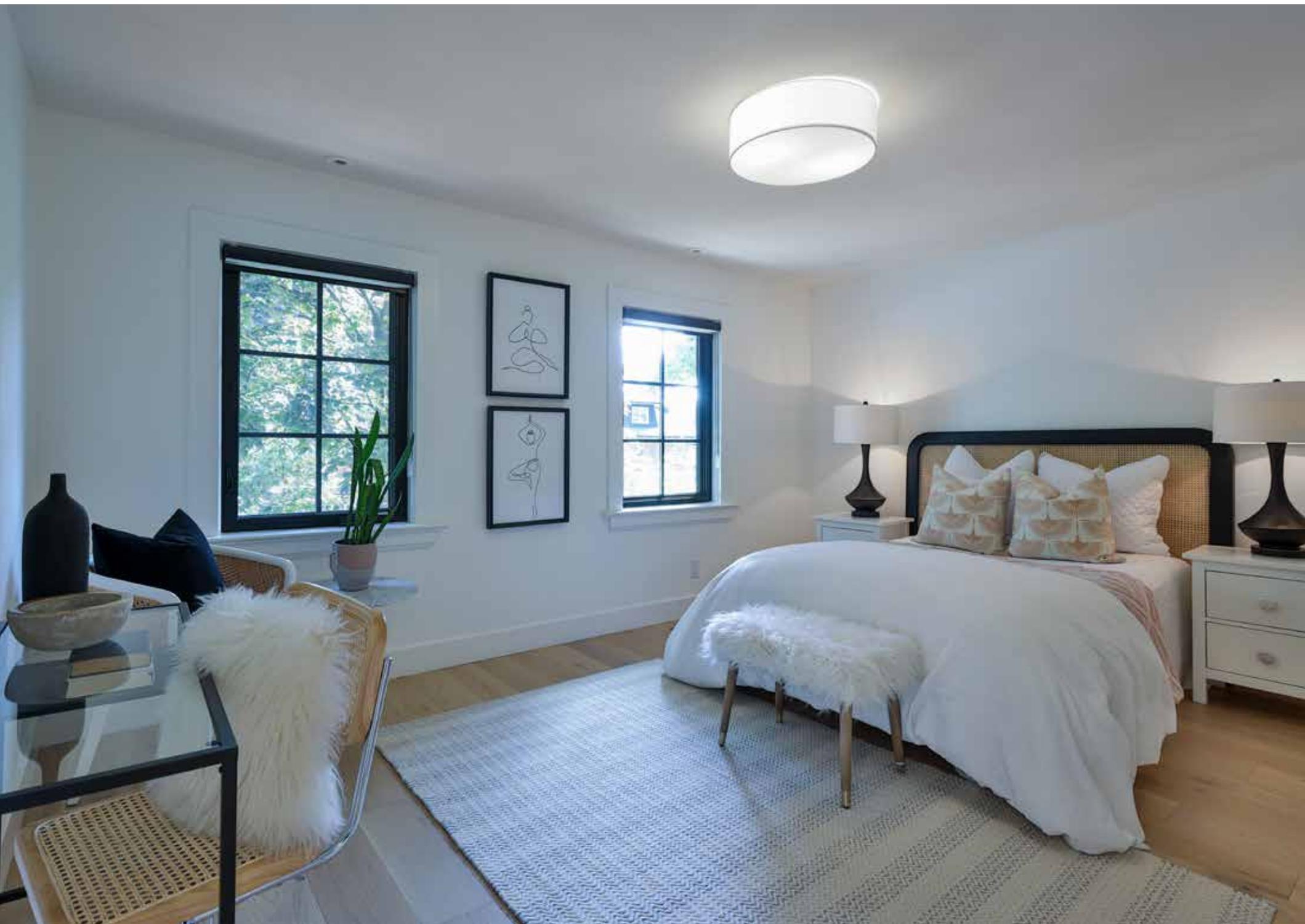


The upper level is equally as impressive where the wide-plank, white oak hardwood floor continues throughout the hallway and in every room. The spacious primary bedroom could easily fit a sitting area with two large windows and offers an impressive 13-foot walk-in closet with custom built-in organizers.



A new spa-inspired primary five-piece ensuite bathroom boasting an oversized his-and-hers 11-foot glass enclosed double shower that runs the entire length of the wall, with penny tile surround and shampoo niches for each. A beautiful in-shower window looks out into the backyard, with the privacy of the mature trees providing a relaxing view. The ensuite bathroom continues as carefully chosen black hardware is used throughout, from shower heads and faucet taps to the black trimmed private window overlooking the treetops. An oversized floating his-and-hers double vanity with ample storage makes this an ideal shared space.





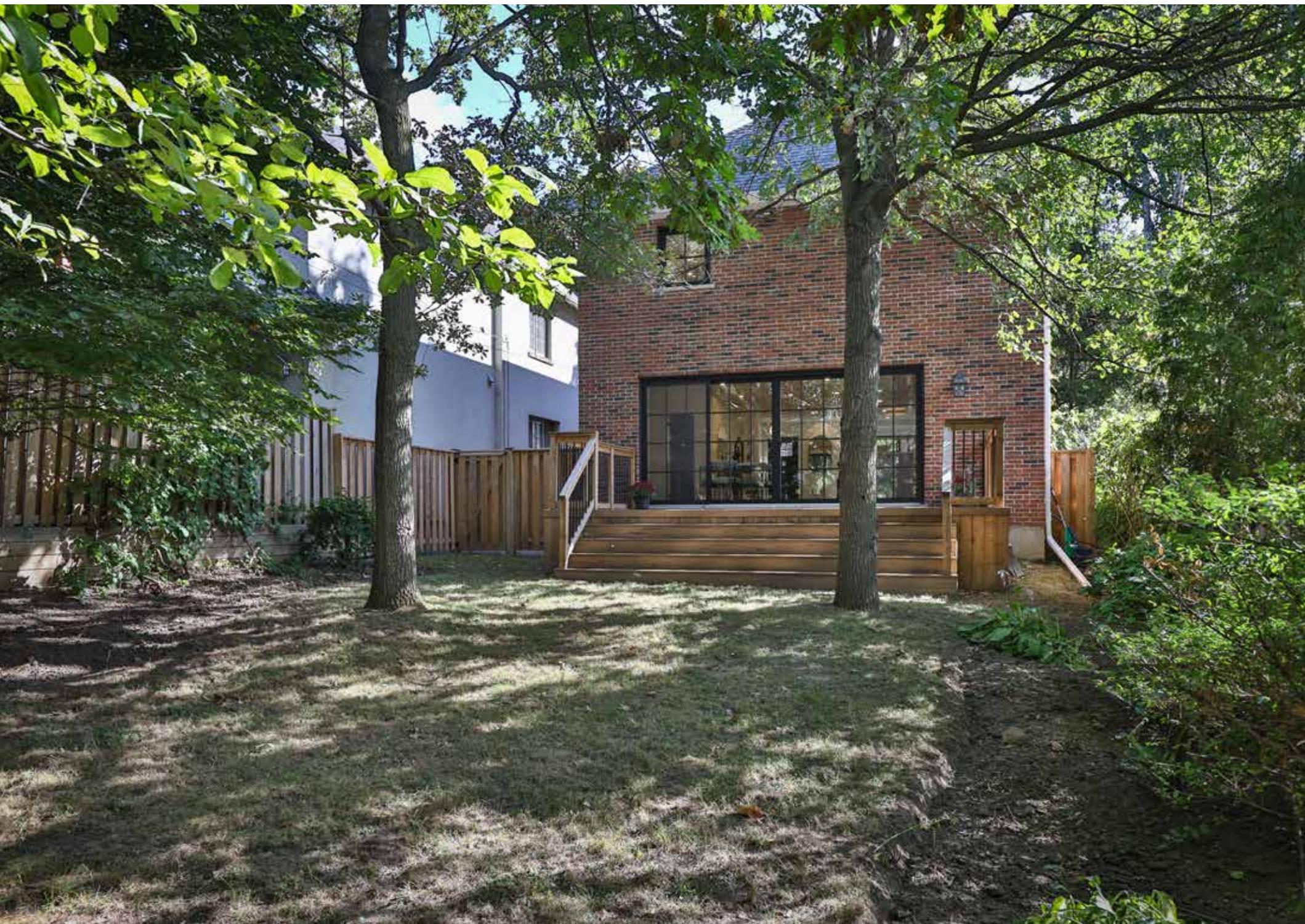
Two additional well-appointed bedrooms boast more black-trimmed windows, and ample closet space.



The renovated main bathroom completes the upper level with a double floating vanity, bathtub/shower combination with stylish and playful scalloped tile surround and shampoo niche. Matching brass-colored hardware is used throughout.

The recently updated lower level offers a private side entrance, a spacious recreation room with newly installed high-end wool carpet, as well as an additional space that could easily be turned into a home office or fourth bedroom. The laundry space is equipped with new front-loading Samsung washer and dryer, and an oversized storage room.



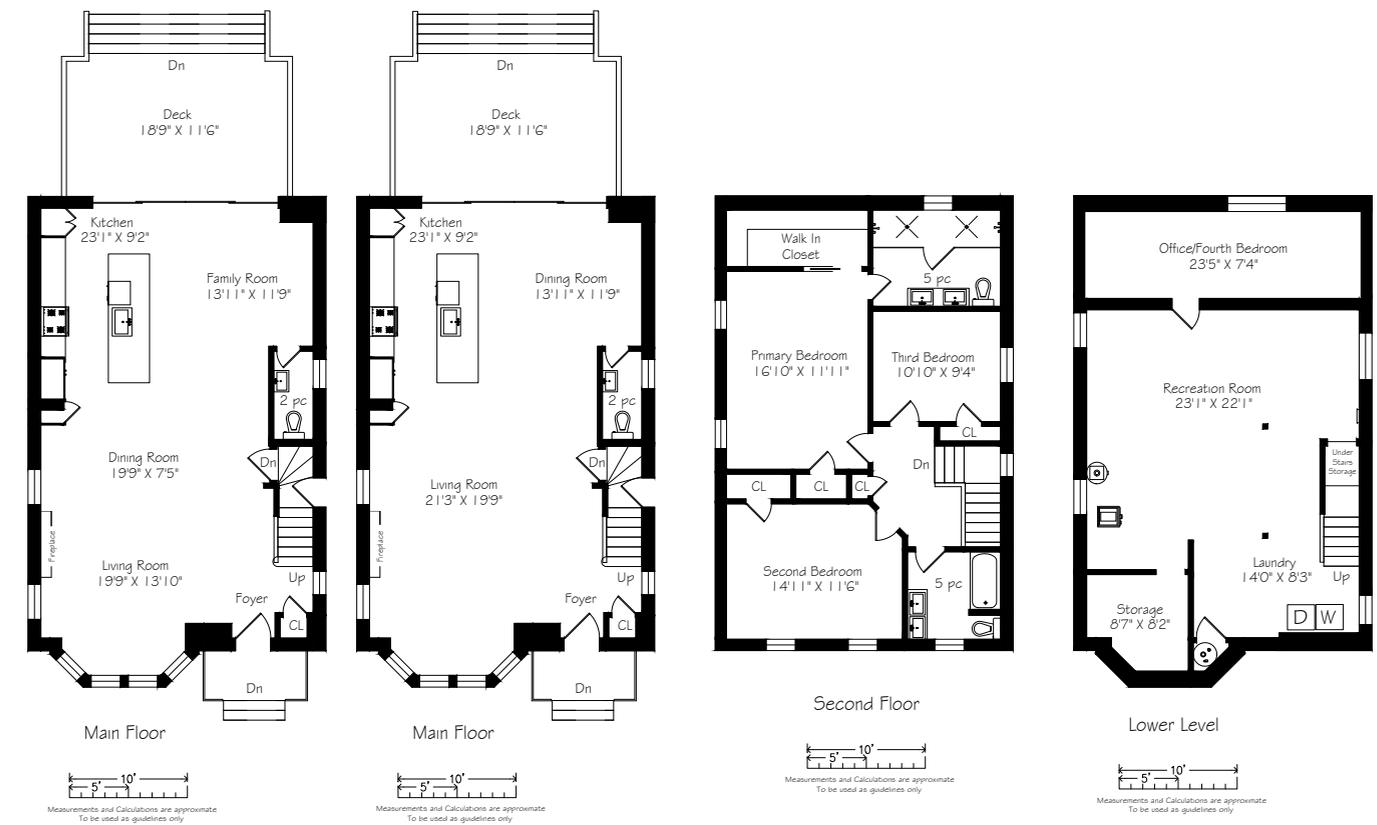


The manicured rear gardens are extremely private with beautiful mature trees enveloping the background, creating the feeling of a secluded forest paradise. Enjoy the new 19-foot composite deck, which spans the wall-to-wall sliding doors and allows for seamless indoor/outdoor living and the perfect space for entertaining guests.

Ideally situated in prime Forest Hill, the house is near a wonderful strip of Eglinton Ave complete with shops, including Summerhill Market, boutiques, bakeries, and restaurants. Easy access to TTC and the soon to be completed Eglinton Crosstown LRT.

Only a short walk to some of Toronto's most premier greenspaces and trails, including the Kay Gardiner Beltline which offers access to a beautiful trail spanning midtown, and makes for wonderful walks, runs or bicycle rides in all four seasons.

In school district for the highly coveted Oriole Park Junior School which is a short walk away, and near Toronto's top private schools, including Bishop Strachan School, Upper Canada College, Havergal College, St. Clement's and Greenwood. Wonderful neighbours with beautiful gardens and a great sense of community.



Details

LOT SIZE
35 foot by 124 foot

TAXES
\$11,589.65 (2022)

POSSESSION
30 days or to be determined

HEATING
Gas furnace forced air

COOLING
Central air conditioning

DRIVEWAY
Private Driveway (four car tandem parking)

Features

- Quiet, family-friendly neighbourhood in sought-after Upper Forest Hill, steps to vibrant Eglinton, schools, and the popular Kay Gardiner Beltline walking trail
- Impressive curb appeal with rich red brick façade, newly landscaped front gardens and private drive with ample parking for multiple cars
- Completely renovated recently, back to the studs on the main floor and complete overhaul of the upper floor including new HVAC, plumbing, electrical, central air conditioner, and heating.
- A thoughtfully executed two hundred square foot two-storey addition, allowing for a larger kitchen, dining space, and primary bedroom. Addition included a new walk-in closet and five-piece spa-like ensuite in the primary bedroom
- White oak premium floors in herringbone pattern throughout the large, open-concept main floor
- White oak premium wide plank floor throughout the upper level
- Bright and airy foyer with hall closet for storage
- Large and inviting living room with custom designed windows and stunning bay windows overlooking the front gardens that allows in an abundance of natural light
- Amazing sight lines throughout the main floor from the front bay windows to the stunning back wall of glass doors, making it ideal for entertaining guests or relaxing with family
- The chef's kitchen boasts a double-sized sink and rare, large 9-foot centre island with seating for four, making it a chef's dream with plenty of counterspace for food preparation and entertaining guests
- The perfectly matched contemporary cabinetry blends seamlessly with the floors, the Caesarstone countertops and the stunning pendant lighting carefully chosen from Lulu & Georgia
- All new designer kitchen appliances including Fisher and Paykel panelled double-door refrigerator, Bosch integrated dishwasher, Panasonic built-in microwave, GE Café oven and gas range with convenient pot filler above the gas stove.
- A thoughtfully placed appliance garage/cabinet to help keep the countertops clear
- Spacious dining room with pot lights and walk-out to the oversized rear terrace and the private rear gardens
- Open concept main floor allows for a flexible floor plan: use the rear area for an additional family room or use entirely for an oversized dining room
- Stylish designer powder room tucked away for privacy and thoughtfully designed with beautiful House of Hackney custom wallpaper, Kohler brass fixtures and Toto toilet.
- Near wall-to-wall glass doors spanning the rear wall allowing for an abundance of natural light to filter in from the western exposure, with the central glass doors opening up to the large composite patio and leading to the expansive terrace and rear gardens
- Primary bedroom retreat complete with hardwood floors, oversized walk-in closet with custom organizers and a stunning five-piece primary ensuite bathroom
- Primary five-piece ensuite was carefully crafted with an 11-foot his-and-hers double shower with penny tile and glass surround with a picturesque in shower window overlooking the treetops, and with a floating vanity and his-and-hers double sinks and mirrors
- Second bedroom is spacious and could easily be mistaken for the primary suite (as it was prior to the addition), with two large custom windows with window blinds that match the main floor's bay windows and ample closet space
- The third bedroom has hardwood floors, a large window and a deep closet for ample storage
- The second-floor main bathroom was completely renovated with thoughtful details including custom and playful scalloped tiles in the shower/bathtub, shampoo niche, a large floating vanity with double sinks, a beautiful circular mirror, and all brass Kohler fixtures matching the brass mirror accents.
- Lower level offers a separate side entrance, and a spacious floor plan which can be easily altered

- to fit the buyers' needs. Use now as a spacious recreation room with an abundance of storage or create a space which meets your needs with the very flexible floor plan
- Lower level offers potential for an additional bedroom or office space with custom wool carpeting
- The private and serene backyard offers an abundance of additional space for the family to enjoy
- The new oversized 19-foot TimberTech composite deck spans nearly the length of the back wall of the house with wide 15-foot stairs, and allows for a seamless "indoor/outdoor" California feel. With views of the backyard and garden, it is perfect for enjoying a calm morning or peaceful evening under the shade of the beautiful trees
- Located on a prime street in Upper Forest Hill, and just steps to all the shops, boutiques, amenities and restaurants on Eglinton Avenue
- Conveniently located and within walking distance to everything one would ever need.
- The location makes for a relatively short drive to Yorkville and Downtown
- Ideally situated near Toronto's top public and private schools, including Upper Canada College, Havergal College, Bishop Strachan School, St. Clement's and Greenwood
- In school district for the top-rated Oriole Park Junior Public school
- A short walk away from premier greenspaces including the beautiful Kay Gardner Beltline providing a trail that can be used through all four seasons

IMPROVEMENTS

- Installed new carpeting in lower level (2022)
- New composite TimberTech 19-foot wide deck with railings and oversized stairs (2020)
- New roof (2020)
- Main floor and upper floor completely repainted in Simply white (2020)
- Back to the studs gut renovation of the main level

- and complete overhaul of upper level (2019)
- All new HVAC system with central air-conditioning, heating, plumbing, electrical and insulation (2019)
- Two hundred square foot two-storey rear addition with concrete foundation and steel beams (2019)
- New primary bedroom, including walk-in closet and ensuite bathroom (2019)
- All new light fixtures, including pot lights throughout main floor and kitchen pendants from Lulu & Georgia (2019)
- All new white oak premium floors in herringbone pattern throughout main level, and white oak wide-planked floors throughout upper level (2019)
- All new kitchen with custom cabinetry, Caesarstone countertops and new appliances (2019)
- All new wall-to-wall Fieldstone glass sliding doors at the rear of house (2019)
- Replaced all windows throughout with new, matching black framed Fieldstone windows (2019)
- Replaced and enlarged two large windows in the living room (2019)

INCLUSIONS

- Fisher and Paykel Panelled refrigerator
- Bosch integrated dishwasher
- Panasonic built-in microwave
- GE Café oven and gas range
- Hood fan
- Samsung front-loading washer and dryer (high-efficiency)
- All electric light fixtures
- All window coverings
- Central air conditioner and equipment
- Gas furnace and equipment

RENTALS

- Hot water tank



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