



HEAPS ESTRIN

REAL ESTATE TEAM



483 Broadway Avenue



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Located in the sought-after North Leaside neighbourhood, 483 Broadway Avenue is a thoughtfully designed and spacious custom-built home. The lush landscaping and curb appeal exude charm and style and offer a one-of-a-kind first impression. This rare offering tastefully balances modern updates with wonderful traditional features, including rich hardwood flooring and stunning custom built-in cabinetry and millwork. This gorgeous family home boasts high-quality finishes, generously sized living spaces, high ceilings, and a built-in garage.

The spacious open-concept main level offers a bright foyer and excellent flow. The living room has a large window providing natural light. Traditional wainscoting in the living and dining rooms serves as a focal point and elevates the space's ambiance. The formal dining room is complete with a thoughtfully placed pocket door allowing easy access to the kitchen for entertaining. The impeccable chef's kitchen features a large island, stainless steel appliances, and ample storage space. It overlooks a comfortable, light-filled family room with a gas-burning fireplace. A walk-out to a deck completes this space, leading to a private rear terrace with a gas-burning fire pit and wood pergola.

The second level hosts a large skylight and four well-proportioned bedrooms with a flexible floor plan for growing families. The large primary retreat overlooks a lovely, treed setting and boasts hardwood floors, a seating area, and generous his and hers walk-in closets. The expansive five-piece ensuite features a soaker tub, a large enclosed shower, and heated floors, making this an idyllic space to relax and indulge. Three additional light-filled bedrooms complete this level, with ample closet space and two additional bathrooms.

The lower level is perfectly designed for relaxing and entertaining. This large open space offers a recreation room with a spacious seating area complete with a wet bar and above-grade windows. This space also features an additional bedroom, a three-piece bathroom, a laundry room with ample storage, and a spacious utility room.

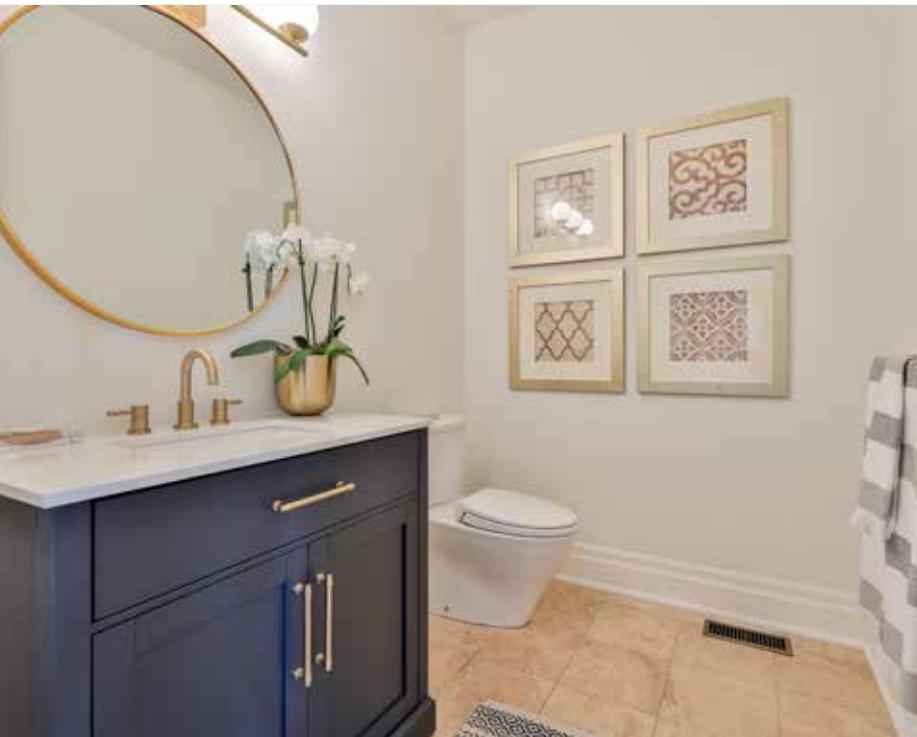
The rear garden is beautifully landscaped, offering privacy and tranquillity, perfect for entertaining, and features a stone patio, wooden deck, pergola, and built-in gas fire pit. The private driveway provides a built-in garage and easy parking for two cars.

Nestled near some of the city's premier green spaces, 483 Broadway Avenue is walking distance to local shops and restaurants along Eglinton and Laird and close to the ever-popular Bayview Avenue shopping area. Easy access to the downtown core and near the TTC. It falls within the Northlea Elementary school district (including French Immersion) and Leaside High School and is close to many top private schools. This stellar home provides the perfect opportunity to live in one of Toronto's most sought-after neighbourhoods. This is the ideal place to call home.



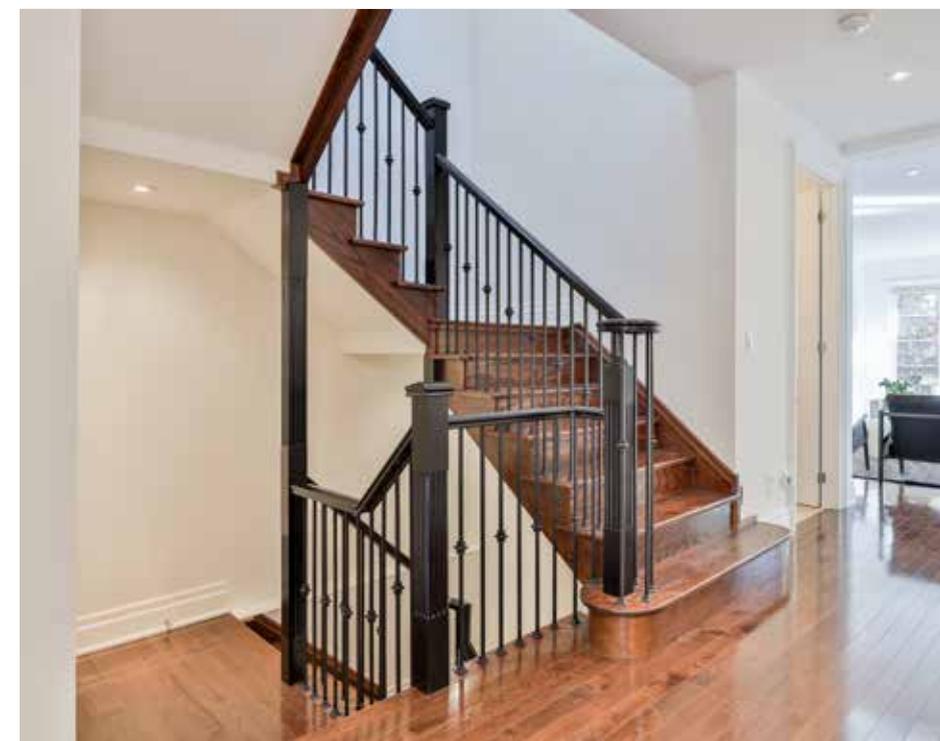




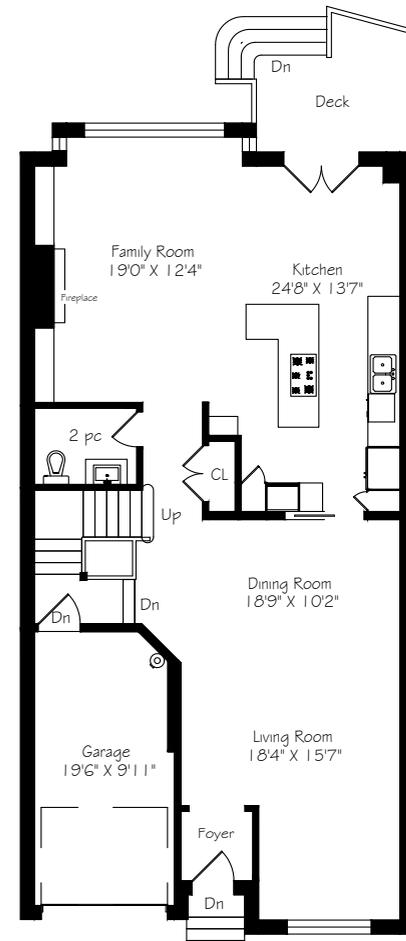
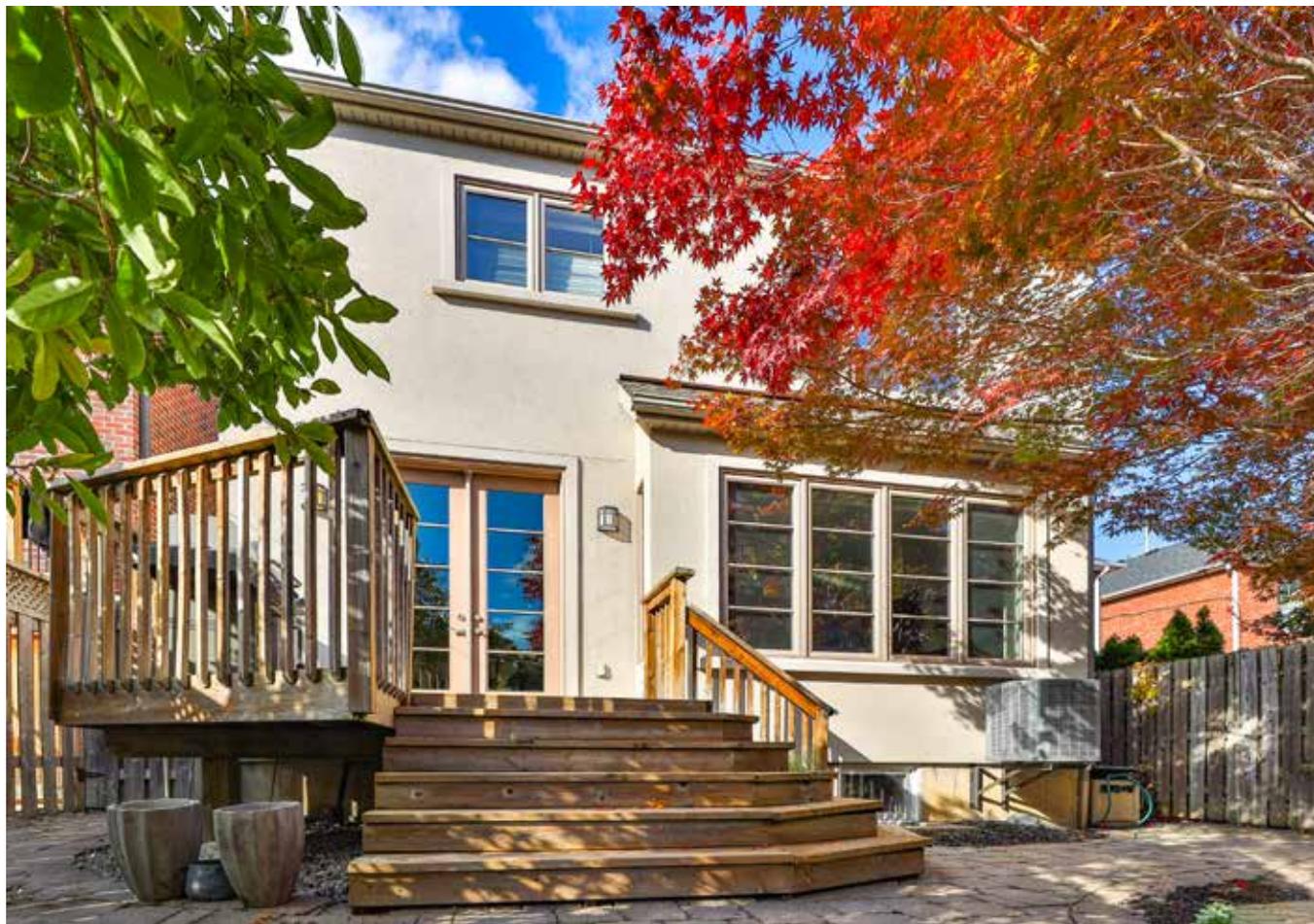




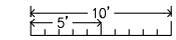




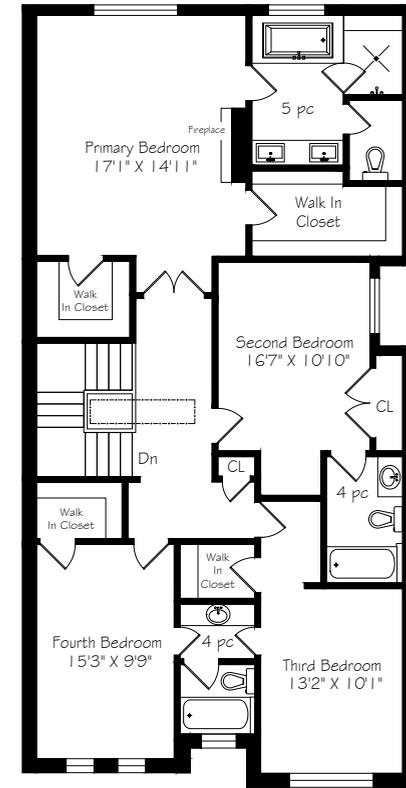




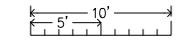
Main Floor
1346 Square Feet



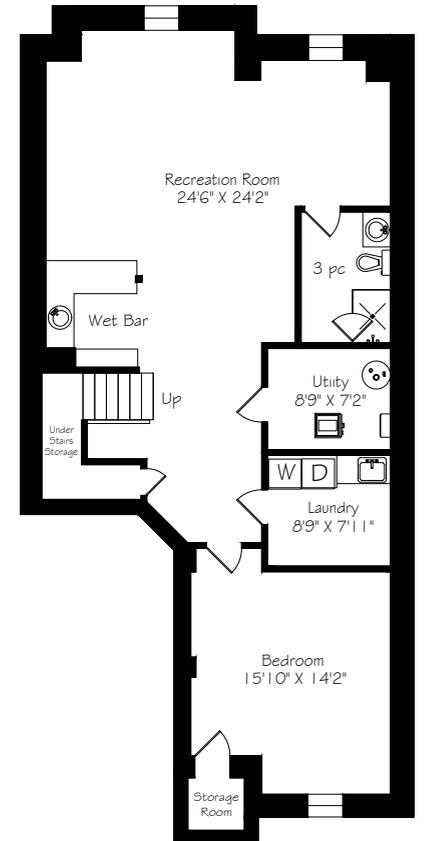
Measurements and Calculations are approximate
To be used as guidelines only



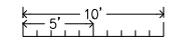
Second Floor
1525 Square Feet



Measurements and Calculations are approximate
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Lower Level
1346 Square Feet



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Details

LOT SIZE
33 feet by 135 feet

TAXES
\$12,493.32 (2022)

POSSESSION
To be arranged

HEATING
Forced air gas

COOLING
Central air conditioning

DRIVEWAY
Drive with garage and parking for 2 cars

Features

- Exquisite custom-built home in the desirable North Leaside community
- Stone exterior and professionally landscaped front yard
- Rich hardwood floors throughout the main level
- Spacious entryway with stone foyer
- Warm and inviting living room and dining room with wainscotting throughout
- Spacious dining room with an open concept flow to the living room with access to the kitchen
- Stunning kitchen is complete with a large island and stone countertop, pot lights, and stainless-steel appliances
- Breakfast area with wrap-around windows overlooks the private and light-filled garden with easy access to the backyard
- Updated main floor powder room
- Ceiling speakers wired throughout and connected to Sonos system
- Large skylight on second level
- Nine -foot ceilings on the main and second floor
- 2 gas-burning fireplaces
- Primary bedroom ensuite overlooks the tree tops, with rich hardwood flooring, his and hers walk-in closets, tranquil seating area and 5-piece ensuite with heated floors
- Inviting upstairs reveals a large skylight offering an abundance of natural light
- Three additional well-appointed bedrooms with hardwood floors, each with access to an ensuite
- Lower -level recreation room, complete with above-grade windows, a wet bar and broadloom— an ideal space for movie night or entertaining guests
- Lower level also offers an additional spacious fifth bedroom, ideal as a home office, gym, playroom, or guest suite
- An additional three -piece bathroom, utility room, ample closet and storage space complete this level
- Central vacuum available throughout the house
- Beautiful front and rear landscaping equipped with a gas fire pit, a wooden deck and rear stone patio surrounded by mature trees and lush gardens, and boasts a gas hook-up for a barbecue
- Built-in garage with direct access to the house
- Steps to Toronto's parks, extensive ravine systems, bike trails and dog parks

- In close proximity to top private schools, TTC and the downtown core
- Situated in coveted Northlea Elementary and Middle school (French Immersion), Leaside High School and St. Anselm School district

IMPROVEMENTS

- Kitchen cupboards updated (2022)
- GE Monogram stainless-steel countertop stove (2022)
- Kitchenaid dishwasher (2022)
- Levelled front exterior steps
- Updated lighting throughout
- Custom millwork in family room and dining room
- New vanity, lighting and mirror in powder room
- New vanity and lighting in lower-level bathroom
- Installed new downspout extenders
- Sonos system with built in speakers through the house
- Wired for alarm system
- Wired for landscape lighting
- Updated all closet lighting
- New furnace (2022)
- Marble and stone in ensuites

INCLUSIONS

- Kitchenaid stainless-steel refrigerator
- Kitchenaid stainless-steel General Electric Wall Oven
- General Electric Profile stainless steel microwave
- General Electric Monogram countertop range
- Built-in Eclipse recessed counter hood fan
- Kitchenaid stainless-steel built-in dishwasher
- Whirlpool washer
- Whirlpool dryer
- All built-in blinds
- All ceiling light fixtures
- All bedroom light fixtures and ceiling fans
- Sonos Soundbar, and built-in speakers
- Lower-level bar fridge and sink
- Tankless water heater on demand heating (Rented)

- Two gas fireplaces
- Outdoor gas firepit
- Wood pergola
- Gas barbecue Line
- Central Vacuum and associated equipment
- Garage remote (1)
- Wired-in smoke detectors (Monitoring Extra)
- All heating systems and related equipment
- All cooling systems and related equipment

EXCLUSIONS

- All window drapery
- Mirror in second bedroom ensuite

RENTALS

- Hot water on demand 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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