



# HEAPS ESTRIN

REAL ESTATE TEAM



26 Rykert Crescent



## 26 Rykert Crescent

A stunning Peter Higgins designed home with breathtaking ravine views on one of the best streets in North Leaside. This impressive home exudes luxury with its designer finishes throughout and well-thought-out floor plan. The handsome exterior boasts a modern brick design that uniquely balances contemporary design with natural elements. A bold, black garage door is an ideal backdrop for mature trees and professionally landscaped gardens, while the custom solid wood door sets the tone as you enter this exceptional home.

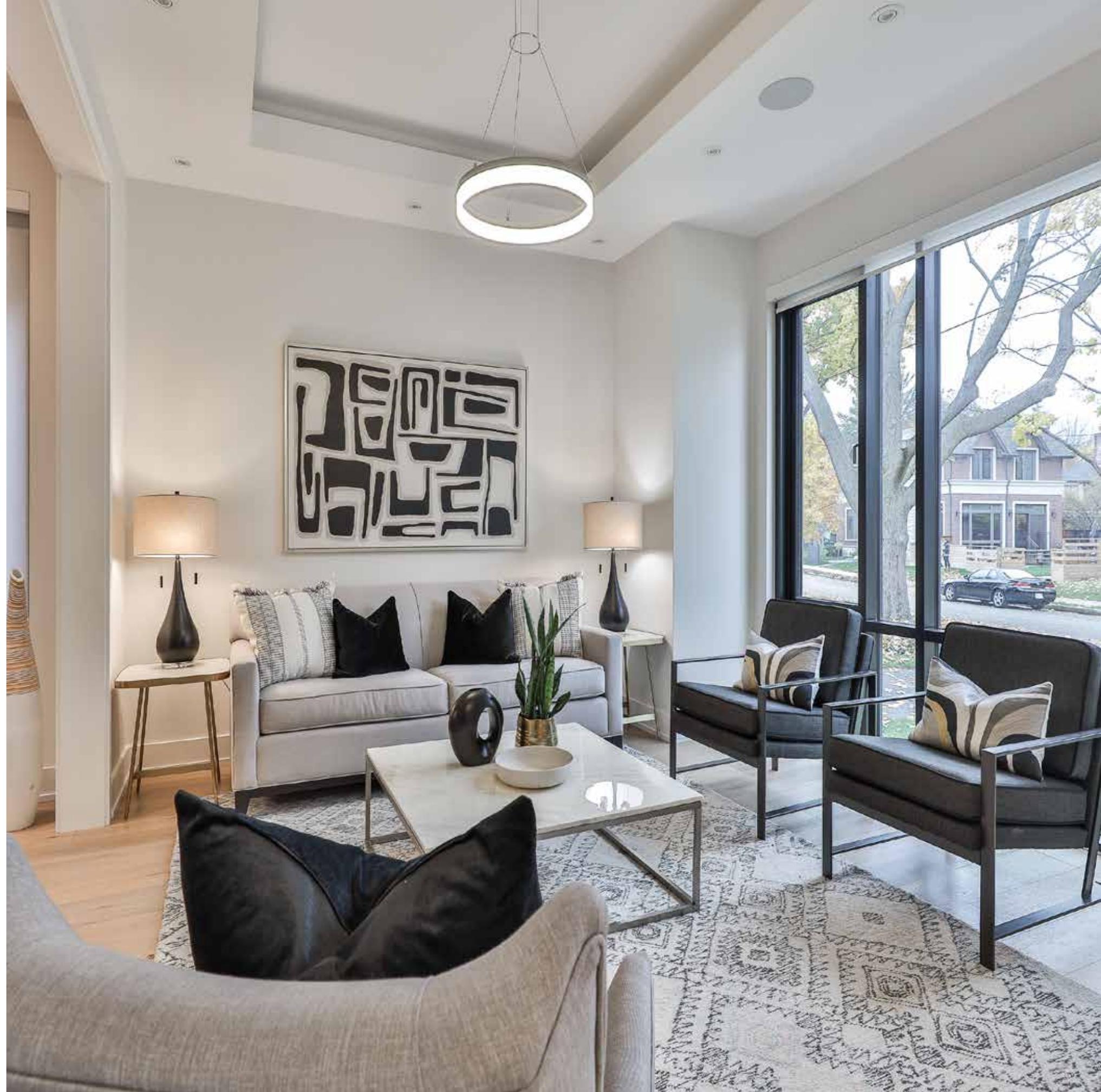
Upon entering this home, one is immediately struck by the abundant natural light flowing throughout the home. The attention to detail is evident with the stunning Oak Rubato hardwood floors and the soaring coffered ceilings. The foyer boasts porcelain tile floors, a white custom built-in bench, and a built-in closet offering ample storage. The warm and inviting living room features a coffered ceiling with pot lights and a custom oversized European three-pane window overlooking the well-manicured front gardens.

The spacious dining room boasts a custom built-in wine wall with lower custom cabinetry. The well-situated servery provides a perfect flow from the dining room into the custom eat-in kitchen. It features floor-to-ceiling cabinetry, Calacatta Flame Caesarstone countertops, and an additional beverage centre. An oversized island, with seating for four, anchors this impressive chef's kitchen. The custom cabinetry design considers everyday living carefully with the thoughtfully placed layout, from the pull-out drawers in the pantry to the customized dish drawer and built-in spice drawer. The Caesarstone countertops, under cabinet lighting, and high-end appliances complete this dreamy kitchen. The breakfast area boasts floor-to-ceiling windows and is perfect for mornings with family or sipping a warm cup of coffee while overlooking the enchanting ravine views. The kitchen and breakfast area offer an excellent connection with the spacious family room that boasts a gas-burning fireplace with a striking stone surround and is flanked by custom cabinetry that offers ample storage and shelving. Floor-to-ceiling windows and expansive doors provide access to the rear gardens and private terrace. A two-piece powder room is tucked away and features heated porcelain floors and a herringbone accent wall. The functional mudroom completes this impressive main level and boasts porcelain floors, custom cabinetry with floor-to-ceiling closet space, a pet washing station, and direct access to the built-in garage.

The custom floating wooden stairs with glass railings lead you to the second level featuring an incredible soaring, vaulted ceiling with a skylight, allowing light to filter through. The breathtaking primary suite offers gorgeous ravine views with European triple pane wall-to-wall, floor-to-ceiling windows. The wide plank white oak floors, coffered ceiling with pot lights, and seating room offer a modern and inviting feel. Two spacious walk-in closets are complete with custom cabinetry and oversized skylights allowing for ample natural light. The five-piece ensuite features heated porcelain tile floors, an oversized vanity with double sinks and ample storage, a private water closet, a spacious glass-enclosed shower with porcelain tile surround, and a free-standing tub nestled amongst a wall of windows. The second bedroom boasts white oak floors, a built-in desk with ample storage, and a spacious walk-in closet with custom built-in cabinetry. The four-piece ensuite is complete with a shower/bathtub combination with an elongated white subway tile surround and a custom vanity with ample storage. Two additional, well-appointed bedrooms offer white oak hardwood floors, spacious walk-in closets with custom built-in cabinetry, and abundant natural light. The third and fourth bedrooms have access to a stylish Jack and Jill three-piece bathroom complete with a glass-enclosed shower, white tile surround and shampoo niche, and a custom vanity with ample storage. An upper sun-drenched laundry room with stylish patterned tile floors, custom cabinetry, a laundry sink, and an oversized skylight complete this incredible second level.

The lower level boasts a great-sized recreation room with a flexible floor plan with ample space for a home gym, media room, and home office, making this the perfect space to relax with family. A fully equipped kitchen boasts a breakfast bar with seating for four, Caesarstone quartz countertops, stainless steel appliances, floating decorative shelves, and ample storage space. The spacious fifth bedroom has two double closets and an oversized window. The lower level is complete with a three-piece bathroom with a glass-enclosed shower and a custom vanity with Caesarstone countertops and ample storage.

Enjoy the rear terrace that offers some of the most breathtaking views of the ravine. It truly is a private retreat and the perfect place to entertain guests or unwind from a long day. A built-in garage provides ample additional storage space, and the private driveway provides parking for two cars. This impressive North Leaside home offers a unique opportunity to surround yourself with nature while living in the heart of the city. In district for the highly coveted Northlea Elementary and Middle school and Leaside High school, and in close proximity to Toronto's top private schools. Just steps to Toronto's most prized greenspaces and ravine systems as well as excellent parks, and all the amenities, shops, and restaurants that Leaside has to offer.

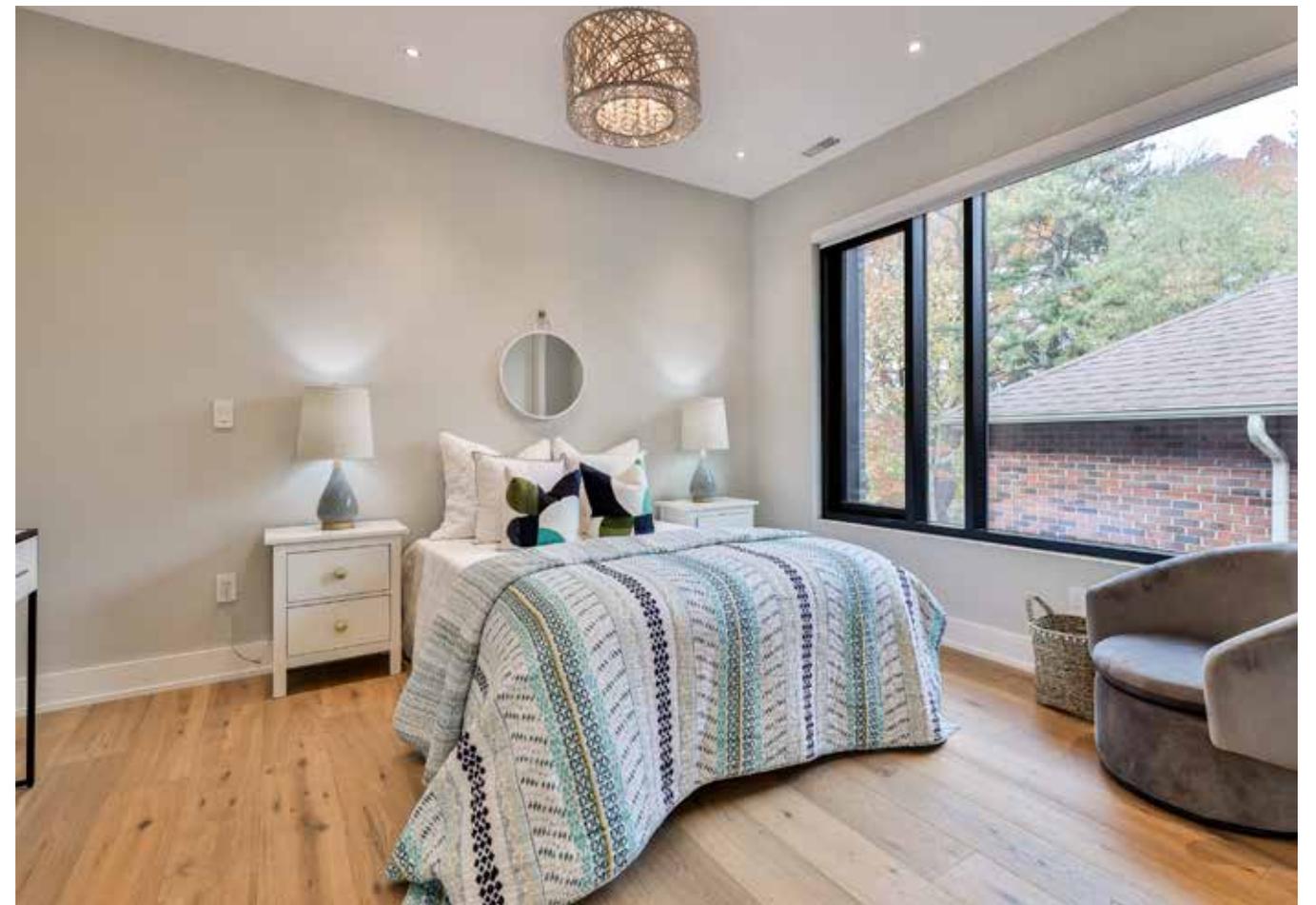
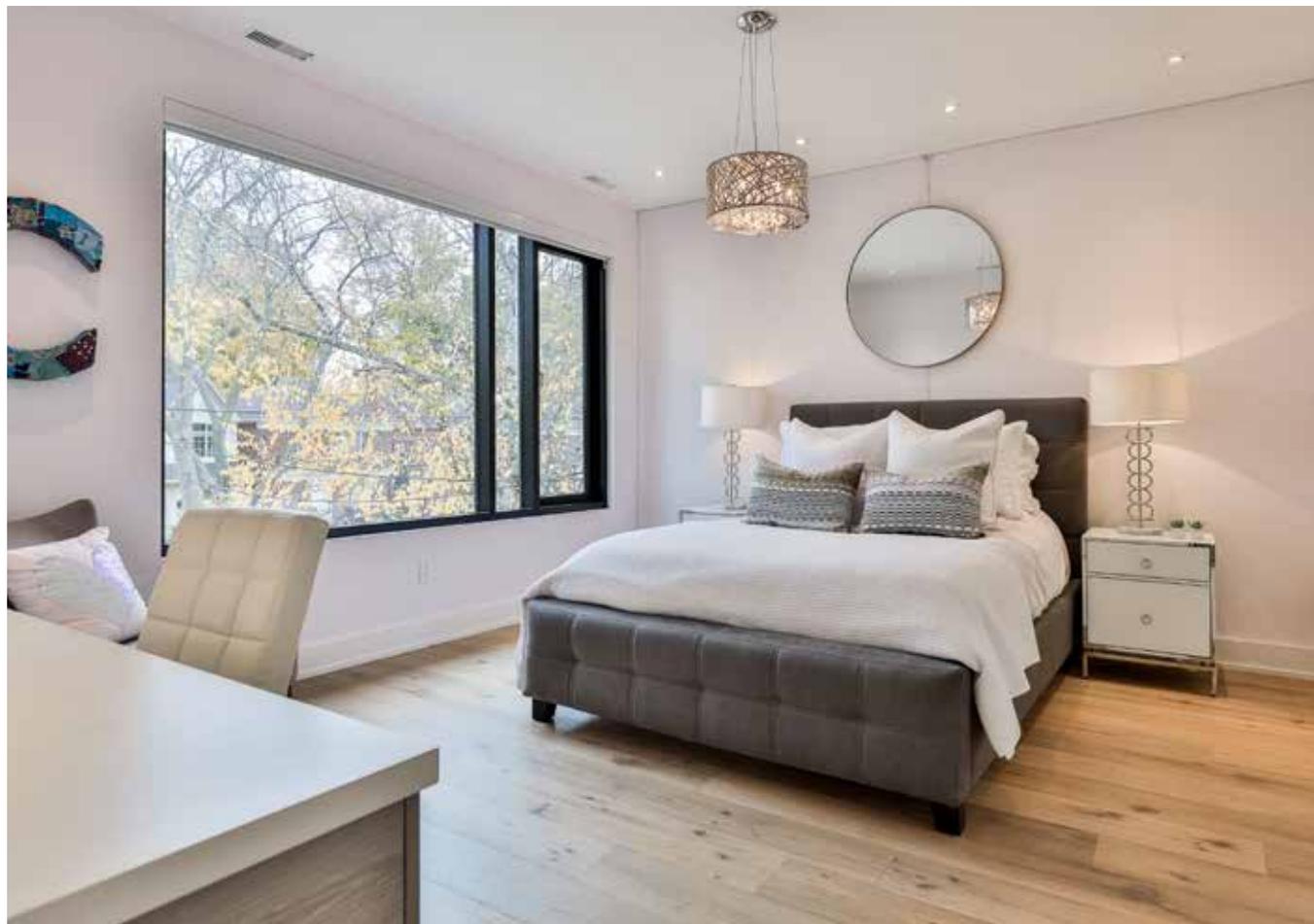


















# Features

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- Impressive two-storey custom-built home situated on a private and serene ravine backdrop in the heart of North Leaside
- Situated on a 40 x 150-foot lot featuring mature trees and professionally landscaped front and rear gardens
- Handsome brick façade with integrated garage and private driveway with ample parking
- Thoughtful and flexible floor plan with an open concept main level with wide Classic Elegance Oak Rubato hardwood floor throughout
- Custom automated shades installed throughout and Blum soft close hardware throughout
- The foyer boasts a custom solid wood door, porcelain flooring, coffered ceilings with custom built-in closets and convenient bench seating with full length mirror
- A warm and inviting living room has white oak hardwood floors, a soaring coffered ceiling with built-in speakers, pot lights, and a custom European three pane window overlooking the front gardens with automated window coverings
- The spacious, open concept dining room boasts white oak floors, detailed ceiling with pot lights, built-in speakers and a custom built-in wine rack and built-in cabinetry.
- The well-situated servery provides an excellent connection between the dining room and kitchen, ideal for hosting guests, and boasts custom cabinetry with ample storage, Caesarstone countertops, a stainless steel sink and a built-in beverage centre
- Chef's-inspired eat-in kitchen features an oversized island with seating for four, floor-to-ceiling custom cabinetry by Tamiron with an abundance of storage, a pantry with pull out drawers, recycling centre and a built-in spice rack
- The kitchen is adorned in high-end appliances including a Wolf six-burner gas range, Subzero 48" refrigerator, integrated Miele panelled dishwasher, Jennair built-in warming drawer, a Panasonic built-in microwave and a sleek and sophisticated panelled hood fan
- Blum soft closing hardware used throughout the custom cabinetry
- The Breakfast area is ideally nestled next to the kitchen and overlooking the rear forest with floor-to-ceiling triple pane European windows
- Open concept family room with white oak hardwood floors, built-in Sonos speakers, a gas fireplace with marble stone surround, flanked by custom built-in shelves with ample storage
- The oversized multi glide door overlooks the tranquil garden and ravine system and provides access to the rear stone terrace
- Two-piece powder room with heated porcelain floors, pot lights, a porcelain herringbone accent wall, floating vanity with raised ceramic oval bowl and custom cabinetry
- The mudroom features porcelain floors, floor-to-ceiling custom closets and storage, a pet shower and washing station, and direct access to the built-in garage
- Primary retreat boasts white oak floors, coffered ceiling with pot lights, and a sliding glass door with a Juliette balcony offering breathtaking views of the treetops
- His and hers walk-in closets each with custom built-in closet organizers and skylights providing ample natural light
- Five-piece primary ensuite with heated porcelain flooring, a custom wall-to-wall vanity with built-in shelving and his and hers sinks, a separate water closet and a generously sized glass enclosed shower with porcelain tile surround. The free-standing bathtub ideally situated against a backdrop of windows overlooking the ravine
- The second bedroom has white oak hardwood floors, an oversized picture window overlooking the beautiful tree-lined street, a custom built-in desk with ample storage, and a walk-in closet with custom built-ins
- A four-piece ensuite with heated porcelain floors, a floating vanity with Caesarstone countertops and a glass enclosed bathtub/shower combination with an elongated white subway tile surround
- The third and fourth bedrooms are equally as generous in size and offer white oak hardwood floors, each with a spacious walk-in closet with custom built-ins and a four-piece semi-ensuite
- The Jack & Jill four-piece bathroom is complete with dual entry pocket doors, heated porcelain floors, pot lights, a floating vanity with stone countertops and a walk-in glass enclosed shower with porcelain tile surround

- The oversized laundry room has stylish porcelain tiled floors, an abundance of built-in cabinetry providing ample storage, a laundry sink and a skylight
- The lower level boasts a spacious fifth bedroom with engineered hardwood floors, pot lights, two double closets and an oversized window allowing an abundance of light
- A three-piece lower level bathroom boasts porcelain tile floors, a walk-in glass enclosed shower with porcelain tile surround and pot lights, and a custom vanity with Caesarstone countertops and ample storage
- The oversized recreation room offers a flexible floor plan, and is currently being utilised as an incredible home gym and media room with engineered hardwood floors, pot lights and built-in Sonos surround speakers
- A second fully equipped kitchen boasts hardwood floors, faux linen textured cabinets with ample storage, floating shelves, stainless steel appliances and Caesarstone countertops with a breakfast bar with seating for four
- There is amazing storage throughout the entire house, with three walk-in closets in the lower level and a storage room
- Lower level has radiant heating (roughed in)
- The rear gardens offer a gorgeous stone terrace with breathtaking views of the expansive ravine and trees, and is ideal for entertaining
- Gas line installed for barbecue
- Exterior lighting in both the front and rear
- Two high efficiency furnaces and two air conditioners for maximum air flow
- Close proximity to all the shops, restaurants and amenities on Bayview Avenue and Laird Drive, and amongst Toronto's premier greenspaces and parks
- In school district for the highly coveted Northlea Elementary and Middle school, and Leaside High school
- Short distance to top private schools including Crescent School, Upper Canada College, Havergal, Greenwood and Toronto French School
- Wonderful sense of community with close proximity to parks, Leaside arena, tennis courts and water parks

## INCLUSIONS

- Sub-Zero 48" refrigerator
- Wolf six-burner gas stove
- Panasonic built-in microwave
- Jennair built-in warming drawer
- Miele built-in panelled dishwasher
- Stainless steel panelled range hood
- Marvel beverage refrigerator
- LG washer and dryer
- LG stainless steel refrigerator
- Bosch stainless steel dishwasher
- LG gas stove
- LG built-in microwave and hood vent
- All electric light fixtures (except where excluded)
- All window coverings
- Sonos built-in speakers on main and upper level
- Gas furnace and equipment (2)
- Central air conditioner and equipment (2)

## EXCLUSIONS

- Lower level Danby freezer
- Light fixture in primary bedroom

## RENTALS

- Hot Water Tank
- ADT alarm system



# HEAPS ESTRIN

REAL ESTATE TEAM

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