



HEAPS ESTRIN

REAL ESTATE TEAM



29 Southvale Drive



29 Southvale Drive

Experience Luxury Living in this Custom-Built Family Home in Leaside.

Nestled in the heart of Leaside, 29 Southvale Drive is a rare gem that exudes elegance, comfort, and modern convenience. This immaculate custom-built house - constructed in 2015 by Ivy Glen Homes and designed by Peter Higgins - boasts four bedrooms, formal dining and living rooms, a generous kitchen with breakfast area and overlooking the family room, and serene outdoor space perfect for relaxation and entertaining.

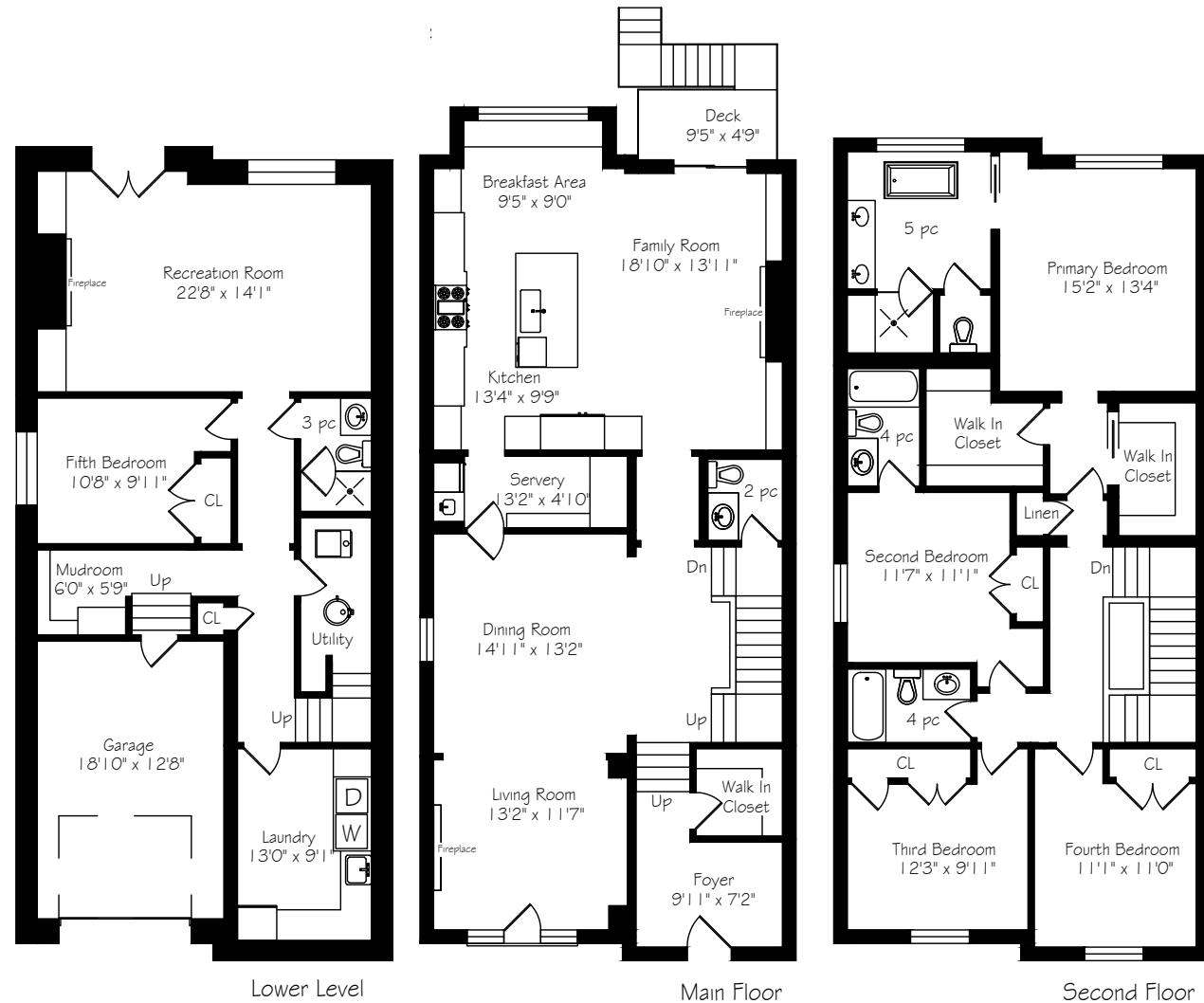
From the moment you step inside, you will appreciate the quality of the finishes. Passing through the generous entry hall with walk-in closet, the main floor features spacious formal dining and living rooms, along with a striking skylit stair hall. Beyond the formal entertaining spaces you will find the open-concept kitchen and large family room, perfect for hosting family gatherings and parties, complete with high-end integrated appliances, a servery and oversized center island.

No attention to detail has been overlooked in this custom-designed property, from the thoughtful arrangement of space and rooms to the stunning marble counters, elegant herringbone wood floors, classic wainscoting, and coffered ceilings which unite to create a distinguished yet comfortable home.

The light-filled upper level presents four bedrooms, including a spacious primary suite with a spa-like ensuite and dual walk-in closets. Two well-proportioned bedrooms overlooking the front yard share a family washroom, with the fourth bedroom provided with an ensuite.

The lower level is an ideal space for guests, with a nanny suite, laundry room, ample storage, and a spacious recreation room with walk-out to the backyard. The lower level also features a mudroom with heated floors and separate entrance to the integrated garage.

Located in one of Toronto's most sought-after neighborhoods, Leaside affords its residents with access to top-rated public and private schools, charming main street shopping along Bayview Avenue, quick access to downtown and the DVP along with public transit.



Lower Level

Main Floor

Second Floor

Details

LOT SIZE

30 feet by 132 feet

TAXES

\$11,716.03 (2022)

POSSESSION

60 days

HEATING

Forced Air Gas

COOLING

Central Air Conditioning

DRIVEWAY

Private Driveway with 2 Car Parking and 1 Car Integrated Garage

Features

- Elegant four plus one bedroom custom-built home designed by Peter Higgins and constructed by Ivy Glen Homes, located in the heart of Leaside
- Formal front foyer featuring heated marble floors and walk-in coat closet
- Well-appointed main floor, including formal living and dining rooms and elegant skylit staircase and powder room
- Impeccable finishes throughout: hardwood herringbone floors, timeless wall panelling, striking coffered ceilings, and classic wainscoting
- Generously sized chef's kitchen with oversized centre island, integrated top of the line appliances, servery and breakfast area with built-in seating overlooking the picturesque backyard
- The kitchen overlooks a well-appointed family room with built-in wall to wall bookshelves and storage, integrated surround sound and gas fireplace, and that walks-out to the rear deck with a gas line and stairs to yard below
- Upstairs, the primary suite has been thoughtfully placed at the rear of the house with treed southern views, and offers two walk-in closets along with a serene five piece ensuite with heated floors
- Three well-proportioned bedrooms complete the second floor of the home, one with its own ensuite washroom alongside a shared washroom – both with heated floors – as well as a linen closet
- Downstairs, the lower level of the home presents an additional bedroom that can serve as a nanny suite, guest room or office, along with a large laundry room and three piece washroom
- The lower level recreation room is perfectly suited for entertainment and fun, featuring integrated surround sound and a gas fireplace with a walk-out to the rear yard
- The home's integrated garage - spacious enough for larger vehicles – includes a Tesla EV charger and has a gas line to facilitate the installation of a heater. The garage offers a separate entrance into a mudroom on the lower level, with extensive storage and heated tile floors
- Stepping outside, the property has been beautifully landscaped and features a beautiful formal stone entryway at the front, while in the backyard you will find a stone patio, lawn and gardens with irrigation throughout, as well as a convenient gate to access the parkette behind
- Located on Southvale Drive in Leaside, this property affords access to top-rated public and private schools, charming shopping and dining along Bayview Avenue, access to extensive recreational trails, the DVP and downtown, and is part of one of Midtown Toronto's most desirable communities

INCLUSIONS

- Wolf oven
- Sharp microwave
- Sub-Zero refrigerator
- Miele dishwasher
- LG washer & dryer
- Electrolux upright freezer
- Surround sound speakers
- EV charger
- All electrical light fixtures (except where excluded)
- All window coverings

EXCLUSIONS

- All wall-mounted televisions, artwork
- Breakfast area light fixture
- Dining room light fixture

RENTALS

- Hot Water 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.



Amanda Gaskey

REAL ESTATE AGENT

647.923.2238

Amanda@HeapsEstrin.com

HEAPSESTRIN.COM



Follow us to learn more about our exclusive listings, events and contests.

For Royal LePage Real Estate Services Heaps Estrin Team, Brokerage. All information and statements contained herein, provided by Royal LePage Real Estate Services Heaps Estrin Team, Brokerage regarding property for sale, rental or financing is from sources deemed reliable and assumed correct, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal without notice.

Royal LePage Real Estate Services Heaps Estrin Team, Brokerage Independently Owned and Operated