



# HEAPS ESTRIN

REAL ESTATE TEAM



38 Manor Road East





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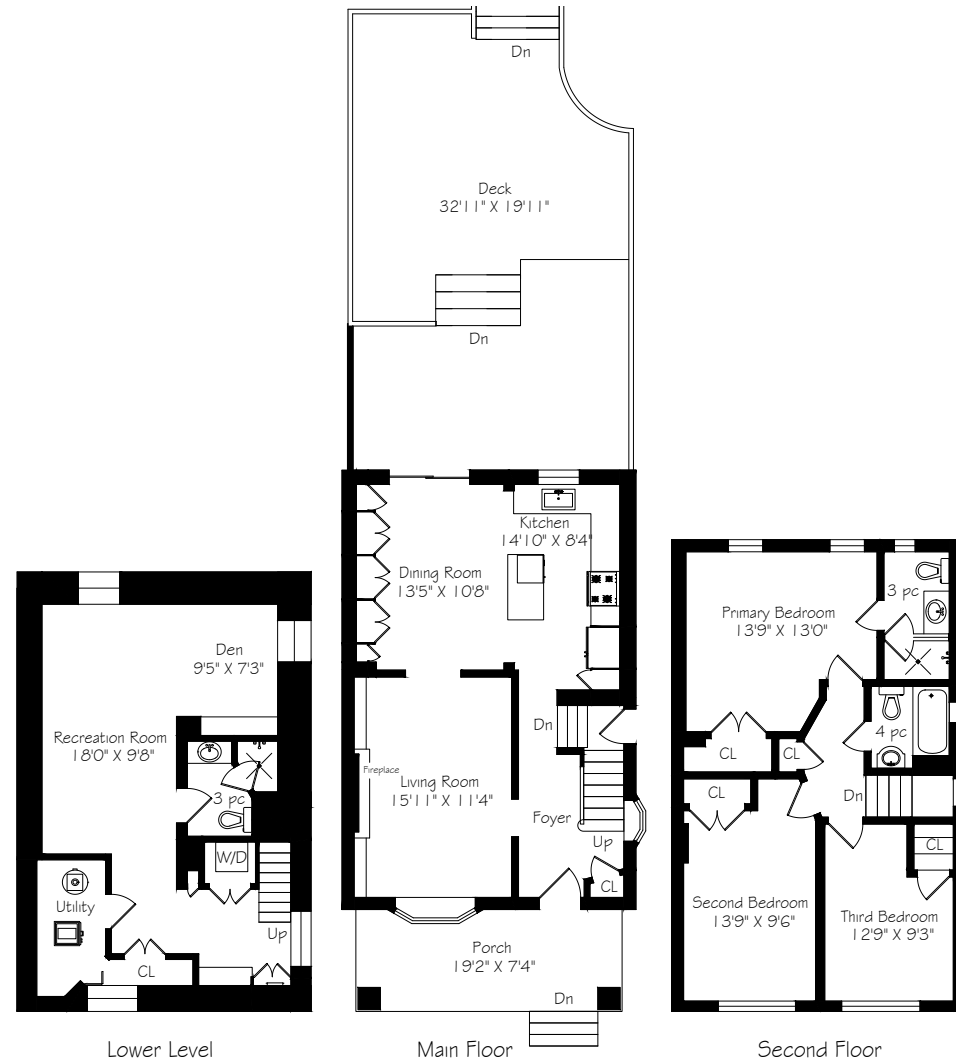
Welcome to 38 Manor Road East, a charming detached home nestled in the heart of Davisville. This exceptional home offers an idyllic place for those seeking a perfect blend of tranquility and urban convenience with close proximity to all the shops and amenities on Yonge Street.

Boasting timeless features with modern sophistication, this three bedroom home presents an inviting interior that seamlessly combines open-concept living spaces with intimate spaces. The main floor features a large living room with a custom sleek stone mantel flanked by built-in shelving, a renovated kitchen adorned with stainless steel appliances, marble countertops, and ample storage. The adjacent dining area and living room provide the ideal setting for entertaining guests or simply relaxing with loved ones. Large french doors flood the space with natural light, highlighting the details and creating a warm ambiance throughout.

The upper level boasts a spacious primary suite complete with a three piece ensuite bathroom with marble countertops and double closets. Two additional well proportioned bedrooms overlook the front gardens and have ample closet space. An updated four piece bathroom completes the upper level.

The recently renovated lower level offers a convenient mud room with custom built-in cabinetry accessed via a separate side entrance, a spacious recreation room with broadloom, pot lights and custom cabinetry, as well as an additional three piece bathroom with separate shower.

The main floor walkout leads to a beautiful landscaped backyard with a large tiered deck, offering a peaceful escape and a perfect place for a morning coffee. A garage is housed at the rear of the property offering an abundance of storage space. Perfectly located and just steps away from an array of boutique shops, trendy restaurants, and local amenities on Yonge Street. Within steps to transit and close proximity to downtown with excellent local public schools and within a wonderful community.



## Details

### LOT SIZE

25 feet by 126 feet

### TAXES

\$9,334.50 (2022)

### POSSESSION

30 days or TBD

### HEATING

Forced gas air

### COOLING

Central Air conditioning

### DRIVEWAY

Mutual with one car parking

## Features

- Beautiful curb appeal with front porch overlooking the street
- Warm and inviting foyer with hall closet
- Living room with hardwood floors, crown moulding, wood burning fireplace with custom stone mantel flanked by custom built-in cabinetry
- Dining room boasts hardwood floors, crown moulding, wall to wall custom built-ins and walk-out to rear expansive tiered deck
- Renovated kitchen with custom cabinetry, marble countertops, white subway tile backsplash and stainless steel appliances
- Primary bedroom with hardwood floors, crown moulding, double closet with custom built-ins and three piece ensuite with white marble surround and heated floors
- Two other well proportioned bedrooms with hardwood floors, crown moulding and ample closet space
- Upper level bathroom with heated floors, a bathtub/shower combination with subway stone tile surround and pedestal sink
- Lower level has a separate side entrance with a mud room and custom built-ins
- Spacious recreation room with broadloom, pot lights and custom in built-in cabinetry
- Additional storage in the utility room
- Nest Thermostat
- Keypad front door lock
- Landscaped front and rear gardens with spacious tiered deck for entertaining
- Detached garage with ample storage
- Steps to all the amenities, restaurants and shops on Yonge Street
- In school district for Davisville Public School, Hodgson Middle School and North Toronto
- Steps to TTC and minutes to downtown

### INCLUSIONS

- KitchenAid refrigerator
- KitchenAid hood fan
- KitchenAid gas stove
- KitchenAid built-in dishwasher
- Panasonic microwave
- Samsung washer
- Samsung dryer
- Central Air conditioner and equipment
- Gas furnace and equipment
- All electric light fixtures (except where excluded)
- All window coverings (except where excluded)
- Hot water tank

### EXCLUSIONS

- Sconces in primary bedroom
- Curtains in third bedroom

### RENTALS

- None

### IMPROVEMENTS

- Living room custom built-in cabinetry (2022)
- Microwave (2022)
- Dining room built-in cabinetry (2020)
- Air conditioner (2021)
- Hot water tank (2021)
- Furnace (2020)
- Dishwasher (2019)
- Roof (2018)
- Renovated lower level including new carpet, drywall and custom built-ins (2018)



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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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**Cailey Heaps**

B.Comm.

BROKER OF RECORD

416.424.4910

Cailey@HeapsEstrin.com



**Sandra O'Neill**

B.A

REAL ESTATE AGENT

416.230.7492

Sandra@HeapsEstrin.com

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