



HEAPS ESTRIN

REAL ESTATE TEAM



45 Sutherland Drive



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This beautiful detached four bedroom home is ideally located in desirable South Leaside on a south facing sun-filled lot and offers plenty of space for family living and entertaining.

The main level features a large and inviting living room with hardwood floors, a gas fireplace with a decorative mantle, crown moulding and a bay window overlooking the front manicured gardens. The spacious dining room is perfect for gatherings, adorned with crown moulding and wainscotting, and is well situated between the living room and family room. The updated eat-in kitchen has Caesarstone countertops, an abundance of cabinetry and is filled with natural light. The rear addition boasts a bright family room with walk-out to the rear gardens and private tiered deck.

The upper level is equally as impressive and boasts a spacious primary bedroom with a renovated four piece ensuite with marble countertops and a bathtub/shower combination with white tile surround and shampoo niche. The double closet offers plenty of space for clothes and storage. The oversized second bedroom has a walk-in closet with built-ins and overlooks the rear gardens. The third bedroom is also large with hardwood floors, two separate closets and built-in shelving with drawers. The fourth bedroom boasts hardwood floors and two closets, and a four piece bathroom completes the upper level.

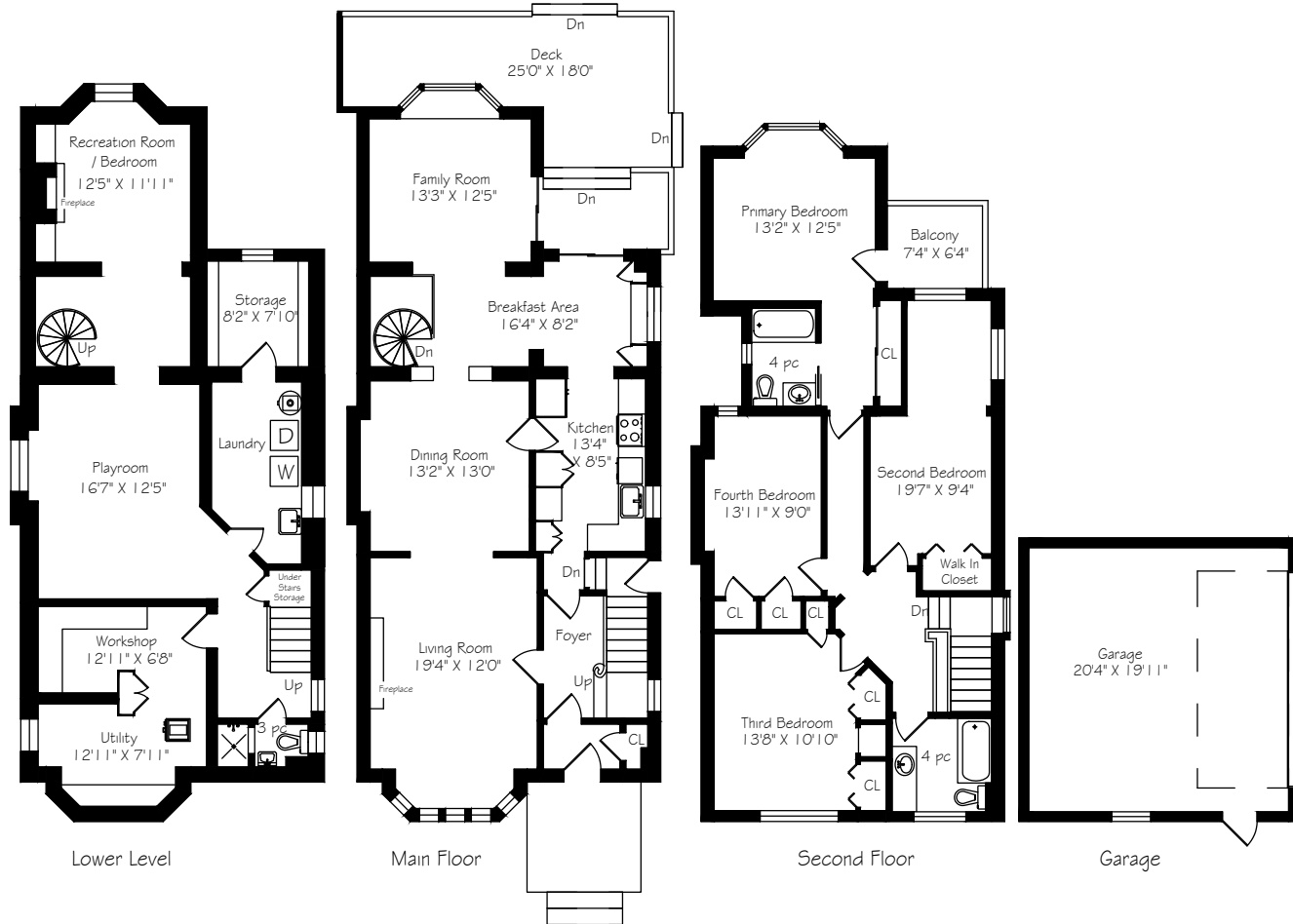
The lower level has both a playroom and a recreation room with broadloom, built-in shelving and a wood burning fireplace. There is plenty of storage space in the workshop and in the abundance of space throughout the lower level. An additional three piece bathroom is discreetly tucked away.

Beyond the private tiered deck with privacy wall and private gardens is a detached double garage, a rare offering in Leaside, with a double driveway. The front has been extensively landscaped with an interlock walkway and surrounding wrought iron fence.

Perfectly located, within steps to the amenities and restaurants on Bayview Avenue, TTC, and minutes to downtown. In close proximity to Leaside Memorial gardens and community centre, Trace Manes Park with tennis courts, playground and ball diamond. In school district for Rolph Road Elementary School, Bessborough Middle School and Leaside High School.



Features



Details

LOT SIZE

28 feet by 120 feet (Irregular, widens in the rear)

TAXES

\$9,605.38 (2022)

POSSESSION

120 days or to be arranged

HEATING

Forced Air Gas

COOLING

Central Air Conditioner

DRIVEWAY

Double private drive with double detached garage

- Beautiful curb appeal and ideally situated on a south facing sun-filled lot
- Extensively landscaped with beautiful gardens, interlocked pathway surrounded by a wrought iron fence
- Warm and inviting foyer with tiled floor and hall closet
- Oversized living room with pot lights, crown moulding, gas fireplace and a large bay window overlooking the front gardens
- Formal dining room with hardwood floors, wainscoting and crown moulding
- Updated eat-in kitchen with tiled floor, pot lights, Caesarstone countertops with ample cabinets and marble subway tile backsplash
- Sun-filled family room with hardwood floors, pot lights, a stunning bay window with built-in seating overlooking rear gardens and walk-out to tiered deck
- Custom runner and wainscoting on stairway
- Primary retreat with hardwood floors, double closets and bay window overlooking the rear gardens
- Renovated three piece ensuite with tile floors, custom vanity with marble countertop and bathtub/shower combination with white tile surround and shampoo niche
- Second bedroom with broadloom, walk-in closet with custom built-ins, and double exposure windows with California shutters
- Spacious third bedroom with hardwood floors, two double closets with built-ins, built-in shelving and linen closet
- Fourth bedroom boasts hardwood floors, two closets and overlooks the rear gardens
- An additional four piece bathroom completes the upper level
- Lower level has two access points and boasts an oversized recreation room with wood burning fireplace and built-in shelving
- An additional space could be used for a secondary recreation room, a playroom or a home office
- Workshop with ample storage and built-ins with counter space
- Laundry room with storage and a deep laundry sink
- Three piece bathroom with separate shower
- California shutters throughout
- Private backyard with oversized tiered deck and built-in privacy wall and seating area
- Irrigation system throughout
- Located in one of Toronto's most sought after neighbourhoods with a wonderful sense of community
- In close proximity to all the shops, amenities and restaurants on Bayview Avenue
- Steps to TTC, amazing green spaces, parks and community centres.
- In school district for Rolph Road Elementary School, Bessborough Middle School and Leaside High School
- Close proximity to top private schools and quick access to downtown

INCLUSIONS

- LG refrigerator
- Bosch built-in dishwasher
- GE Profile stove
- Hood fan
- Panasonic microwave
- Bravos Maytag washer
- GE dryer
- Freezer chest in lower level
- All light fixtures (except where excluded)
- All window coverings

EXCLUSIONS

- Curtains in the living room
- Curtains in the family room

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.



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