



104 Donlea Drive



Ideally situated in the heart of North Leaside, this detached three-plus one-bedroom, three-bathroom home offers 2,780 square feet of living space spanning three levels.

The main level offers an ideal layout with a foyer and closet space, a spacious living room with newly refinished floors, and a large south-facing window that floods the space with natural light and a beautiful fireplace surround, adding to the character of the home. The dining room overlooks the living room and is complete with refinished hardwood floors and access to the family room and kitchen.



The inviting rear of the home boasts a large, well-positioned kitchen with a peninsula and seating and an abundance of cabinetry and storage. It overlooks the sun-filled breakfast area and family room with a cathedral-ceiling, gas fireplace with captivating views of the expansive deck and beautiful rear gardens. A two-piece powder room and a convenient side entry complete the main level.

The second level, with refinished hardwood floors and a central vacuum, boasts a sizeable primary bedroom with a south-facing window and closet. Two additional bedrooms facing the rear gardens boast ample space with closets, one with access to a 130 square-foot roof deck offering an elevated outdoor oasis. A well-positioned four-piece bathroom and linen closet complete this level.

The lower level adds to the home's allure with a large recreation room, a versatile bedroom with a closet and broadloom, a laundry room, a four-piece bathroom, and an abundance of storage space.

With its seamless blend of modern comforts, classic charm, and a prime location, this home is not to be missed. It is in the Northlea Elementary and Middle School and Leaside High School district. It is also close to top private schools and just steps from TTC and Bayview Avenue's vibrant shops and restaurants.





104 DONLEA DRIVE

Key Features

- Fantastic classic Leaside curb appeal with red brick facade and stone front porch
- 4th generation home, this property has never been for sale since being built in 1944 and has been lovingly maintained and updated
- Warm and inviting foyer with refinished hardwood floors and closet
- Convenient side entrance to stair landing
- Bright living room with refinished hardwood floors, a large South-facing window overlooking the front gardens and fireplace surround adding character to the space
- The formal dining room opens into both the living room and family room with detailed archways and refinished hardwood floors, making it ideal for entertaining
- The sizable kitchen offers an abundance of cabinetry and counter space with a large peninsula overlooking the breakfast area and family room
- The breakfast area has built-in seating and a large window overlooking the rear gardens
- The spacious family room boasts refinished hardwood floors, direct access to the rear deck and gardens, a gas-burning fireplace and a cathedral ceiling with skylights bringing in an abundance of natural light
- Conveniently tucked away two-piece powder room
- The primary bedroom has refinished hardwood floors and a south-facing window and closet
- Two other well-proportioned bedrooms with refinished hardwood floors and closets
- A four-piece bathroom features a shower/bathtub combination overlooking the front gardens
- A 130 square foot roof deck offers an elevated oasis off one of the rear bedrooms overlooking the rear tree lines gardens
- The lower level offers a large recreation room that steps down with direct access to a four-piece bathroom and the laundry room
- The bedroom space offers versatility with a closet and access to the recreation room
- Spacious laundry room with a laundry sink
- Various storage areas offer an abundance of convenience
- The property boasts exquisite rear gardens featuring a spacious 250 square foot deck, ideally for outdoor dining. Complemented by a large garden shed, the outdoor space is enriched with various trees, shrubbery, and garden areas, crafting a serene and private haven.
- Situated near top-rated public and private schools and in the district of Northlea Elementary and Middle School and Leaside High School.
- Just steps away from the shops and restaurants of Bayview Avenue and the TTC



IMPROVEMENTS

- Hardwood floors refinished (2024)
- Kitchen upgrade: Quartz countertop and backsplash and cabinets refinished with new hardware (2024)
- New light fixtures (2024)
- Fresh paint throughout the entire home (2024)
- Front porch and stairs repaired (2023)
- Exterior painting and maintenance repairs to house and rear and second level deck (2023)
- Top-of-the-line boiler system installed (2016)
- Rear main floor addition with basement and rear and second-floor deck, electrical and plumbing upgraded throughout, new pot lights on main and lower level, new A/C unit, new high-efficiency furnace, new roof, interlock stone patio (2000).The addition was structurally considered to facilitate a second-floor addition.

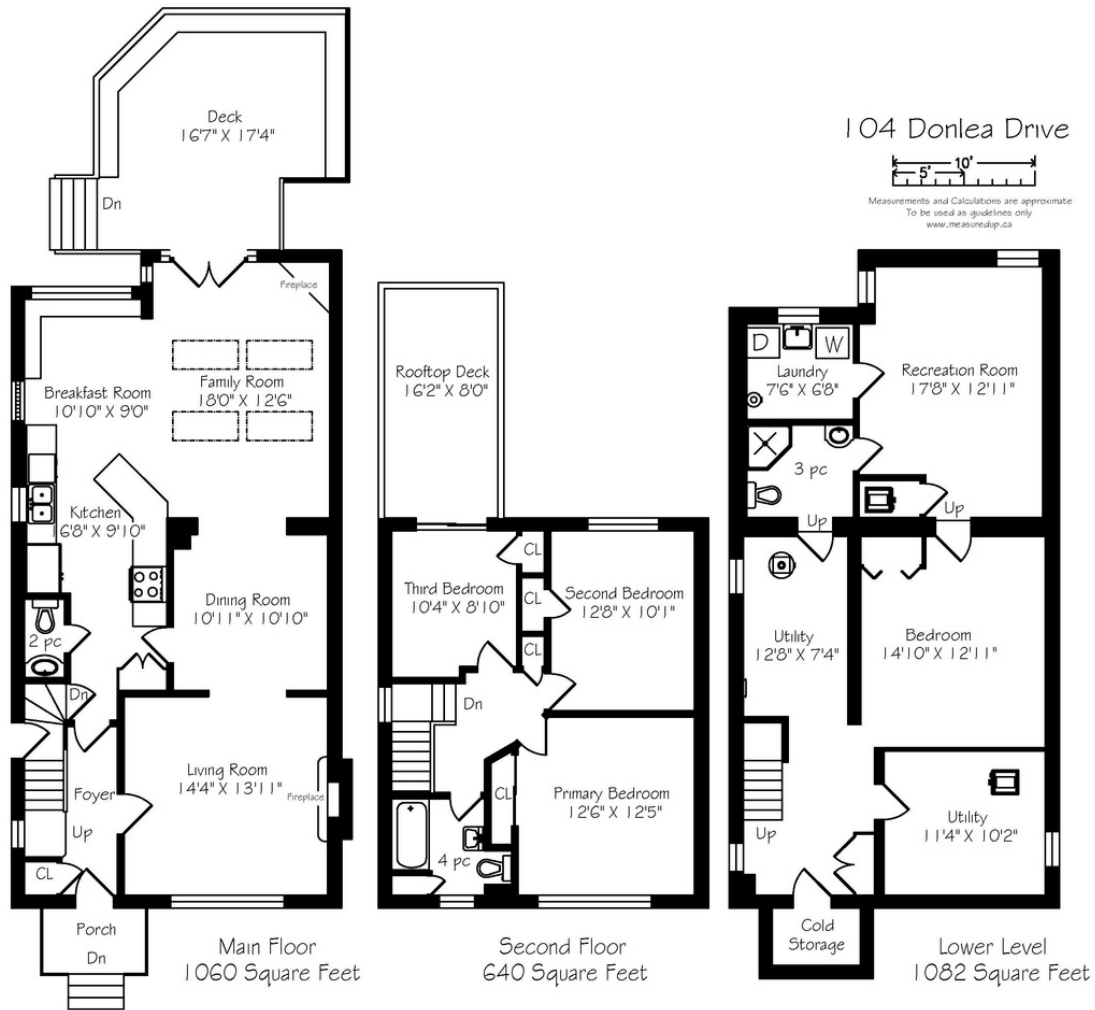
INCLUSIONS

- Refrigerator
- Stove
- Microwave with integrated hood fan
- Dishwasher
- Washer
- Dryer
- All electric light fixtures
- All window shades
- Ring doorbell
- Alarm system
- Central vacuum
- Sprinkler system front and rear yard
- Gas BBQ

EXCLUSIONS

- Window Sheers





Details

LOT SIZE

32 feet x 104 feet

TAXES

\$8,654.90 (2023)

POSSESSION

TBD

RENTALS

Hot Water Heater (\$27.67/month)

HEATING

Gas-forced air heating(Addition and second level hallway and rear two bedrooms) Radiators in the original home

COOLING

Central Air Conditioning (Addition and second level hallway and rear two bedrooms)

PARKING

Private driveway with 2-car parking space

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