



2 Burnham Road



One of Toronto's most sought-after neighbourhoods, Bennington Heights is known for its small-town charm and sense of peacefulness. Take a leisurely stroll south on Brendan Road, off the bustling Moore Avenue, and you'll quickly understand why residents affectionately refer to their corner of the city as a "refuge of tranquility." This quiet enclave, with its tree-lined streets and well-appointed homes, offers a respite from the urban hustle and bustle, making it a truly special place to call home. One home that stands apart from its neighbours is 2 Burnham Road.

Occupying a prime, south- and west-facing corner lot, this elegant dwelling boasts a façade of yellow brick with traditionally proportioned windows that immediately captures the eye. But it's not just the exterior that draws you in. The interior is equally impressive, offering four bedrooms, generous main-floor living and family rooms, a bright and spacious kitchen, and a fully finished lower level. To both the north and south of the home are meticulously maintained and very private outdoor spaces – enclosed by mature cedar hedges and elegant but sturdy wooden fences – that are perfect for gathering with friends or quiet gardening.



The current owners have taken great pride in maintaining the integrity of this classic home while also updating it to suit the modern lifestyle of today's families. They've carefully preserved the character-defining elements that give the house its warm, inviting feel with thoughtful updates that enhance its livability. From original hardwood floors to updated bathrooms and a fully modernized kitchen and dining area, every detail has been considered to create a home that's both timeless and contemporary.

Situated within an award-winning garden, this home is ideally suited to both entertaining and relaxing. Imagine starting your day with a cup of coffee in the intimate, south-facing patio right off the kitchen, sheltered from the street by a cluster of tall white pine trees. The larger yard on the north side offers plenty of sheltered space for children to play, or for adults to unwind.



Bennington Heights truly has it all – a family-friendly community with an excellent school, convenient access to public transit, the ravine system, and all the amenities that make Toronto such a great city. Whether you're exploring the nearby shops and restaurants on Bayview Avenue, taking a leisurely Saturday morning stroll down to the farmers market at the Brickworks, or commuting downtown, Bennington Heights provides the perfect blend of urban convenience and small-town charm. It's the ideal location for families looking to experience the best of what Toronto has to offer while still enjoying the peace and tranquility of a close-knit community.

With its rich history, well-appointed homes, and prime location, it's no wonder that Bennington Heights is one of Toronto's most desirable neighbourhoods. And nestled within this special community is 2 Burnham Road, an elegant home that retains its original Bennington character while offering a spacious and gracious interior to suit the most discerning buyer.

2 BURNHAM ROAD

## IMPROVEMENTS

- Backflow Valve (2021)
- Tankless Gas Water Heater (2021)
- Air Conditioning Unit with HEPA Filter and Exterior Condenser (2017)
- Kitchen & Lower Level Bathroom Renovation (2013)
- Updated stainless steel appliances
- Baseboard hot air grilles installed under main kitchen counter
- Heated stone floor in powder room and main floor vestibule
- 200 Amp Electrical Service (2013)
- Generac Generator (2013)
- Living Room Ceiling with Pot Light Hardwiring (2013)



2 BURNHAM ROAD



2 BURNHAM ROAD





# Details

## LOT SIZE

40 feet x 114 feet (irregular corner lot)

## TAXES

\$11,539.87 (2023)

## POSSESSION

To Be Determined

## HEATING

Hot Water Radiant / Wall Unit in Family Room

## COOLING

Central Air Conditioning with HEPA Filter / Wall Unit in Family Room

## PARKING

Private Driveway with Two Car Parking  
Garage with One Car Parking

2 BURNHAM ROAD





## INCLUSIONS

- Miele Dishwasher
- KitchenAid Range
- Broan Vent Hood
- KitchenAid Refrigerator
- Fujitsu AC Unit (Family Room)
- Kenmore Freezer (Lower Level)
- MagicChef Beverage Fridge (Lower Level)
- Whirlpool Washing Machine
- Whirlpool Drying Machine
- All Electrical Light Fixtures
- All Window Treatments



# 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.

---



**CAILEY HEAPS**  
BROKER OF RECORD  
416.424.4910  
cailey@heapsestrin.com



**AMANDA GASKEY**  
REAL ESTATE AGENT  
416.424.4910  
amanda@heapsestrin.com



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

---

HEAPSESTRIN.COM | 416.424.4910 | @HEAPSESTRIN

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