



20 Burkebrook Place, Suite 117



Welcome to the highly coveted Kilgour Estates, ideally located next to the extensive and lush ravine systems of Sunnybrook Park and nestled in North Leaside. This ground floor, unique and spacious two bedroom plus den, corner unit spans 2,500 square feet of living space with a tranquil and private 2,080 square foot wrap around terrace with private lawns is the pinnacle of elegance. An exceptional bungalow alternative with every amenity at your doorstep.

One immediately feels at home upon entering the spacious and welcoming foyer featuring a high coffered ceiling with crown moulding and a large double closet. The suite's opulence is introduced through the foyer's intricate marble flooring and architectural ceiling details.

The expansive living and dining room is enveloped on two sides by large windows and two walk-outs to the terrace, welcoming ample light throughout, along with stunning views of the ravine. This oversized space provides the perfect setting for both relaxation and entertainment, completely surrounded by the beauty of nature.



The newly renovated kitchen features ample storage with Caesarstone countertops and breakfast bar, and high-end appliances, including a double wall oven. The breakfast area next to the kitchen overlooks the tranquil gardens. The kitchen is open to the family room and features custom built-in millwork, including an antique mirrored wall, and walk-out to the expansive terrace.

Pocket doors open into the spacious den which features hardwood floors, crown moulding, pot lights, beautiful custom built-in shelving and a built-in desk. It offers the perfect work from home space.

The spacious primary bedroom suite is a serene retreat with hardwood floors, views out to the ravine, a large walk-in closet with custom built-in organizers and a four piece ensuite complete with a glass enclosed shower, deep soaker tub and extra large vanity with marble countertops.



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The second bedroom is well proportioned and privately tucked away from both the primary retreat and living area, and offers a built-in closet and organizers with access to an updated three piece ensuite.

The two piece powder room boasts hardwood floors, a custom vanity with marble countertops and one of a kind wallpaper.

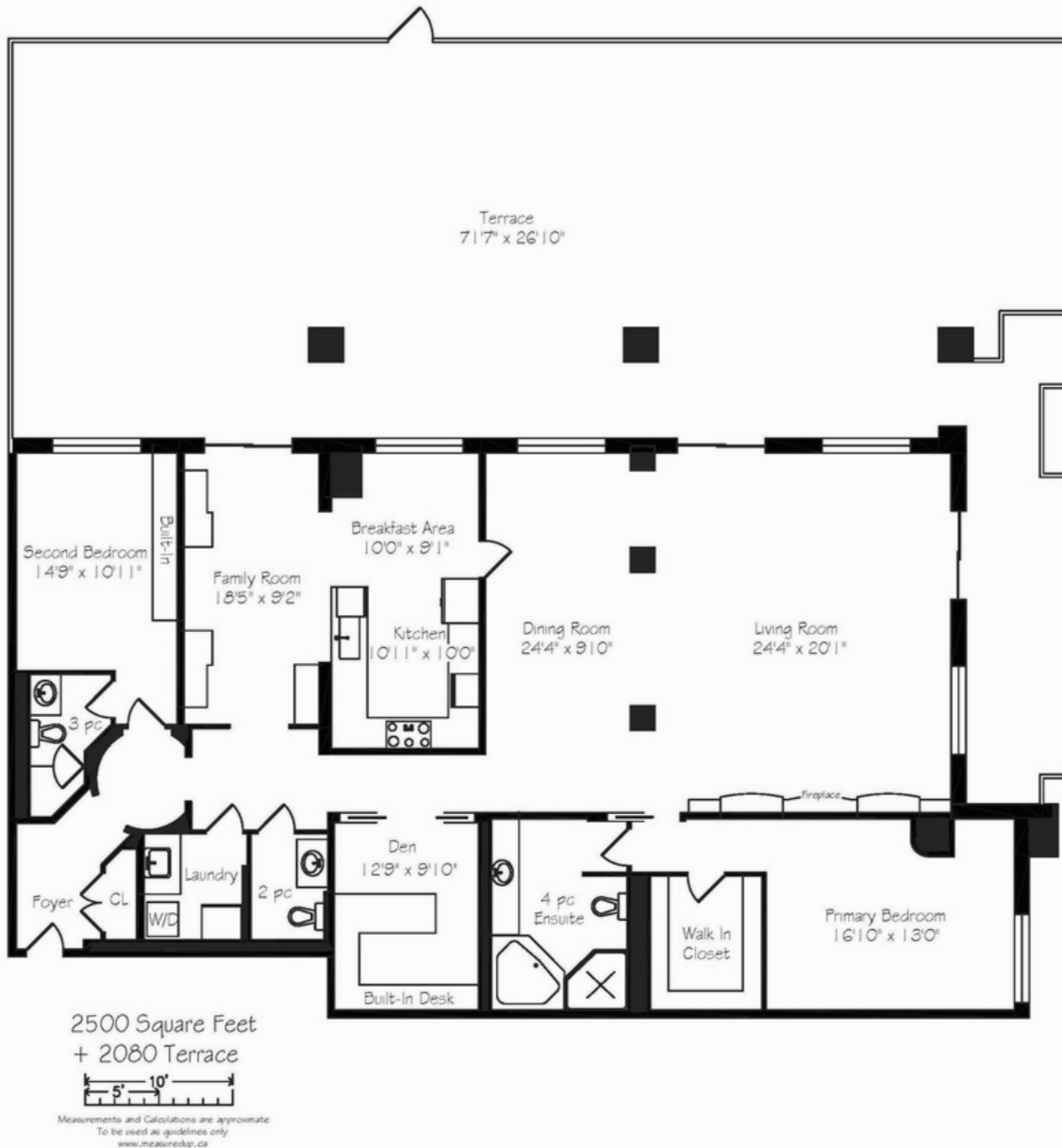
A large laundry complete with laundry sink, stackable washer and dryer and ample storage space.

The 2,080 square foot terrace is a rare offering and is completely surrounded by trees providing ultimate privacy. The terrace overlooks the ravine and allows you to immerse yourself in the sights and sounds of nature while enjoying the convenience of city living.

The Kilgour Estates offers unparalleled amenities and services, including 24 hour concierge, indoor pool and steam room, gym, theatre room, guest suites and party room.

Immerse yourself in this vibrant, sought after community, with a plethora of parks, ravines, trails and close proximity to the TTC, shops, restaurants, and all the amenities on Bayview Avenue.





Details

MAINTENANCE FEES

\$2,384.53 (monthly)

TAXES

\$11,659.87 (2023)

POSSESSION

30 days or to be arranged

HEATING

Heat Pump/Gas

COOLING

Central Air Conditioning

PARKING & LOCKER

(2) Owned (Parking)
(3) Owned (locker)

20 BURKEBROOK PLACE, SUITE 117

Features

- Rare ground floor corner suite spanning 2,500 square feet with a remarkable 2,080 square feet terrace with a lawn surround, overlooking the ravine
- Welcoming foyer with coffered ceiling with crown moulding and a double closet with built-ins
- Amazing ceiling height and new hardwood floors throughout
- Spacious open concept living and dining room with hardwood floors, coffered ceiling, pot lights, custom built-in cabinetry with gas fireplace and walk-out to the terrace
- Newly renovated kitchen with Caesarstone countertops and backsplash, pot lights, stainless steel appliances and breakfast bar with ample seating
- The breakfast area overlooks the kitchen and is immersed in light from the gardens
- The family room is adjacent to the kitchen, complete with custom built-ins with an antique mirror and walk-out to the terrace
- Private den with custom built-in cabinetry and shelving, along with a large built-in desk
- Spacious two piece powder room with custom wallpaper
- Primary bedroom suite features hardwood floors, coffered ceiling, large walk-in closet with custom built-in organizers
- Primary four piece ensuite complete with a spacious vanity with ample storage, deep soaker bathtub and separate glass enclosed shower
- Second bedroom boasts a custom built-in closet with organizers and access to a three piece bathroom
- Spacious laundry room with ample storage and a laundry sink
- Remarkable 2,080 square foot wrap around terrace overlooking the ravine; a true outdoor oasis
- Well managed building with excellent amenities including 24 hour concierge, an indoor pool, steam room, exercise room, guests suites, theatre room and party room
- The Kilgour Estates are steps from extensive ravine systems and green spaces, TTC and in close proximity to all the amenities and restaurants on Bayview Avenue
- Wonderful sense of community



INCLUSIONS

- Whirlpool refrigerator
- Thermador cooktop
- GE double wall ovens
- Inverter microwave with built-in fan
- Bosch steel dishwasher
- Whirlpool Washer
- Whirlpool dryer
- Refrigerator in laundry room
- All electric light fixtures (Except where excluded)
- All window coverings

EXCLUSIONS

- Chandelier in foyer
- Chandelier in kitchen
- Chandelier in dining room



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