



235 Bessborough Drive



Perfectly situated in the highly coveted neighbourhood of South Leaside, this detached four-plus one-bedroom home has stunning curb appeal, a private drive and ample parking. Spanning over 4,500 square feet of beautifully finished living space across three levels, it offers the most functional floor plan and ample space for a growing family. Designer's own home, it feels as though you are walking through the pages of a design magazine.

The main level features a welcoming grand foyer with a herringbone tile floor, flanked to the right by a bright living room and to the left by a charming main-floor office space. Progressing past the living area reveals a spacious and elegant dining room, seamlessly connecting to a stunning kitchen and family room via a Butler's pantry. The stunning chef's kitchen has top-of-the-line appliances and a marble waterfall island complemented by Caesarstone on the back counters, desk, and butler's pantry. This space overlooks an oversized family room and an exterior terrace and pool.

The terrace offers a panoramic view of a meticulously designed back garden and saltwater pool. It has a water feature, atmospheric lighting, and additional seating, creating an oasis-like atmosphere

A notable feature is the home's side entrance, which opens into a spacious mudroom equipped with shoe storage solutions and a ventilated sports closet, ideal for storing sports gear.

Ascending to the second floor, a glass window offers a glimpse into the office below. This level accommodates four bedrooms and three bathrooms, illuminated by natural light streaming through a central skylight. The primary suite is a highlight, featuring a spacious layout with a Juliet balcony overlooking the back garden and a two-sided fireplace visible from the bedroom and the adjoining ensuite. This private retreat also includes a walk-through closet leading to a luxurious bathroom adorned with mahogany accents, a deep soaking tub, a generous shower, dual vanities, a toilet, and heated floors for added comfort. The second floor also houses three generously sized bedrooms, one complete with a walk-in closet and ensuite, and the others feature a semi-ensuite.

The lower level reveals an expansive recreational space, brightened by floor-to-ceiling sliding glass doors that open to the outdoor oasis. This area is spacious enough to accommodate a pool table, ping-pong table, seating area, and large flat-screen TV. Beyond the recreational space, there's a sizable office (or potential bedroom) and a semi-ensuite bathroom leading to another large bedroom featuring two closets and ample natural light. There is also a substantial laundry room.

It is in the school district for Bessborough School and Leaside High School. It is close to top private schools, the city's extensive ravine system, and the vibrant shops and restaurants on Bayview Avenue.



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Key Features

- Fantastic curb appeal with a private driveway and ample parking
- Water connections to the street were newly installed when the home was built
- Warm and inviting foyer with herringbone tiled floor
- Convenient side entrance to the custom built-in mudroom featuring a ventilated sports closet
- Moncer engineered hardwood brushed and oiled European Oak floor throughout the main level, second-floor hallway and primary bedroom
- Tucked away powder room
- Sinks in the powder room and primary bath are Wetstyle
- Bright living room with hardwood floors and a large bay window overlooking the front gardens
- The formal dining room opens into the living room and has access to the kitchen through a butler pantry with hardwood floors, a coffered ceiling, and pot lights, making it ideal for entertaining
- Conveniently located main-level office space with hardwood floors and wallpaper
- The spacious eat-in kitchen offers an abundance of cabinetry and counter space with a large centre island featuring a marble waterfall countertop and chef's appliances
- All kitchen and bathroom fixtures are from high-end retailer Gingers
- The breakfast area has direct access to the rear deck and barbeque area
- The family room boasts hardwood floors, a sleek stone fireplace by Spark Modern, flanked by mahogany custom millwork that overlooks the kitchen and access to the rear deck
- The primary bedroom is housed at the rear of the home and offers an abundance of space, featuring double door entry, hardwood floors, coffered ceiling, a spacious walk-in closet with custom built-ins and skylight, an additional double closet and a five-piece ensuite
- Three other well-proportioned bedrooms with ample closet space, each with an ensuite or semi-ensuite bathroom, feature Elite 100% wool broadloom
- Bright and airy walkout recreation room with floor-to-ceiling windows and direct access out to the pool patio features a fireplace and custom built-ins, coffered ceiling and pot lights
- The lower-level television is integrated with a Denon audio-visual system with speakers and a subwoofer
- The fifth bedroom offers broadloom, a semi-ensuite and above-grade windows
- The media room adds versatile space
- Laundry room with cabinetry and a deep laundry sink
- Beautiful front and rear landscaping with gardens, a spacious deck and extensive interlocking patio and stone retaining wall, a stunning in-ground pool with privacy from the variety of trees and shrubbery
- 14ft x 30ft gunite saltwater pool featuring a stone wall with three sheer descent water features
- The pool heater was replaced in 2022
- Landscape lighting completed by Eco Landscape design
- All doors and windows are by Ridley
- Wired for security cameras in the front and back

Key Features

- Sonos integrated speakers are located in the living room, dining room, kitchen, and family room, as well as the upper and lower rear deck.
- It is situated near top-rated public and private schools and in the district of Bessborough Elementary and Middle School and Leaside High School.
- Just steps away from the city's extensive ravine system and the shops and restaurants of Bayview Avenue.
- Quick access to downtown
- Wonderful sense of community



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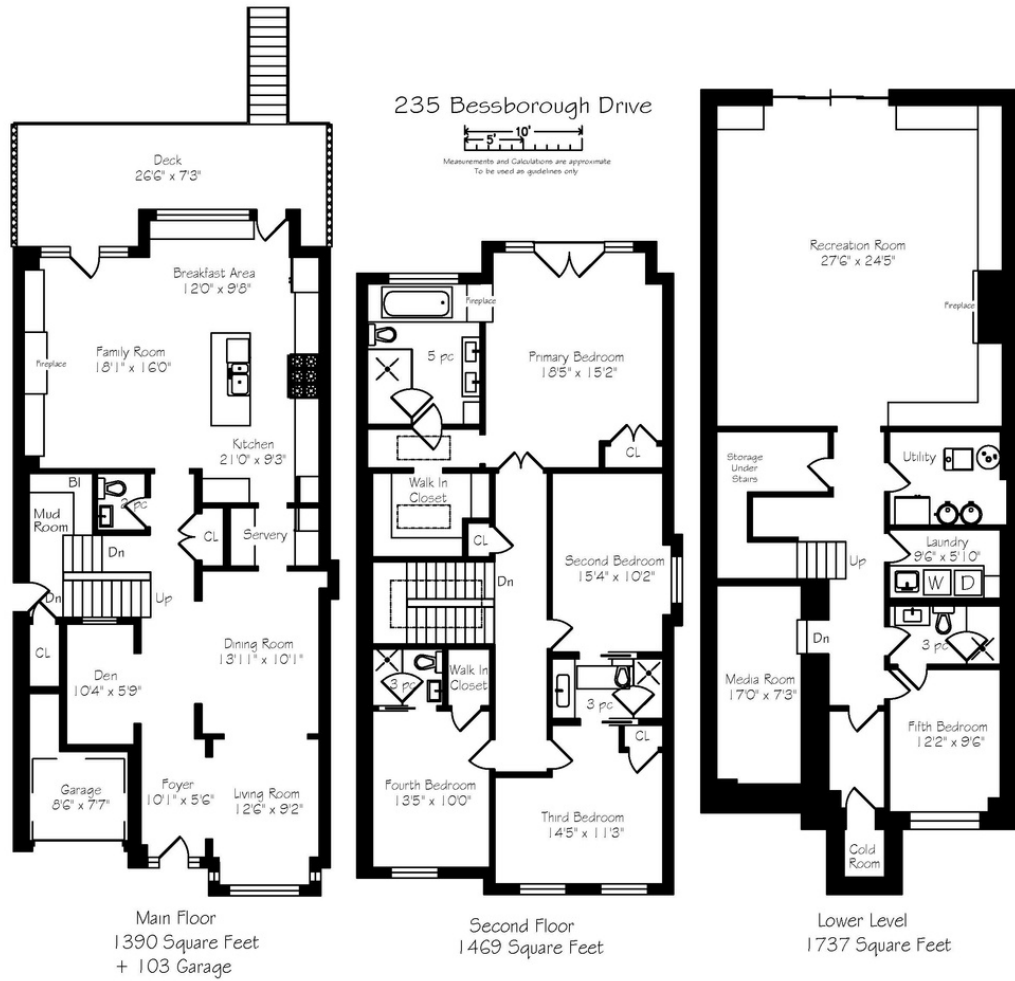
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INCLUSIONS

- Sub Zero refrigerator
- Wolf 6 burner stove, dual fuel
- Wolf wall oven
- Wolf warming drawer
- Wolf microwave
- Miele dishwasher
- Electrolux washer and dryer
- Marvel bar refrigerator in butler pantry
- KitchenAid refrigerator in the basement
- Central Vacuum and related equipment
- All electric light fixtures
- All landscape lighting and related equipment
- All window coverings
- Gas furnace and equipment
- Air conditioner and equipment
- Hot water tank
- Inground sprinkler system front lawn and garden beds in the backyard, and related equipment
- Security system (monitoring separate)
- French drain in the front yard and related equipment
- Radiant heated floors and related equipment
- All pool-related equipment





Details

LOT SIZE

30 ft x 135ft (widens to 32'-4")

TAXES

\$14,991.17 (2023)

POSSESSION

Summer 2024

HEATING

Forced Air Gas

COOLING

Central Air Conditioning

PARKING

Private driveway with partial garage for storage

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