



25 Southvale Drive



Welcome to 25 Southvale Drive – a stunning South Leaside family home that's ready to make your dreams come true! This gorgeous transitional-style residence, built in 2011, is a true gem, blending modern conveniences with warm, inviting elegance. Nestled in one of Toronto's most sought-after and family-friendly neighborhoods, 25 Southvale Drive is a place where memories are waiting to be made.

As soon as you step inside, you'll be greeted by an abundance of natural light, thoughtfully designed spaces, and an overarching sense of peace and privacy. This home was made for living, with four spacious bedrooms, each with its own unique charm, and five luxurious bathrooms, including a primary suite fit for a king and queen. Imagine waking up to sunlight streaming through your windows and starting your day in a spa-like oasis.

The heart of this home is undoubtedly the main floor, where both formal and casual living spaces blend seamlessly together. Imagine hosting dinner parties in the elegant dining room, then relaxing with family and friends in the cozy family room, all while keeping an eye on the kids playing in the backyard through the large windows. The open-concept design makes it easy to connect with loved ones, whether you're cooking in the modern kitchen or simply enjoying a quiet conversation.

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The lower level offers incredible potential, with a fully finished space that could be transformed into an, potential rental income unit, in-law suite, a home office, or a kids' playroom. Imagine having your own private getaway right in your own home! And with a roughed-in kitchen and laundry room, the possibilities are endless.

Step outside, and you'll find a south-facing oasis that's perfect for entertaining. The professionally landscaped patio, surrounded by lush perennial gardens, is a true outdoor living room. Imagine sipping a glass of wine under the stars or hosting a backyard barbecue with friends and family. The home's thoughtful lighting design creates a warm, inviting ambiance that will make you never want to leave.

Convenience is key at 25 Southvale Drive. This home is located just steps away from Leaside Memorial Community Gardens, one of the neighborhood's most treasured recreation hubs. Whether you're an athlete, a gardener, or just enjoy being active, you'll love having this facility right at your fingertips. And with Rolph Road Public School just down the street, families with children will appreciate the ease of commuting to and from school.

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But the benefits of living in South Leaside don't stop there. This vibrant community boasts numerous shops, restaurants, and services within easy walking distance, making it easy to run errands or enjoy a night out without needing a car. Plus, with access to major transit routes and beautiful recreational trails in the Don Valley, getting around town will be a breeze.

At 25 Southvale Drive, you'll experience the best of both worlds – the peace and tranquility of a family-friendly neighborhood, combined with the convenience and excitement of urban living. This home is more than just a place to live – it's a lifestyle.

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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)
- All new 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)



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INCLUSIONS

- Kitchen Aid 5 Burner Gas Stove
- KitchenAid Refrigerator (main floor)
- Danby Silhouette Beverage Fridge
- Bosch 40db Dishwasher
- JennAir Microwave
- KitchenAid Refrigerator (basement)
- Electrolux Washing Machine (2019)
- Whirlpool Drying Machine (2019)
- Panasonic Television (family room)
- All Electrical Light Fixtures (except where excluded)
- All Window Treatments
- Alarm System (monitoring extra)
- Gas BBQ Line

EXCLUSIONS

- Dining Room Light Fixture

RENTAL ITEMS

- Hot Water Heater



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AMANDA GASKEY
REAL ESTATE AGENT

416.424.4910
amanda@heapsestrin.com



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