



CHRISTIE'S
INTERNATIONAL REAL ESTATE

81 PARKHURST BOULEVARD

SOUTH LEASIDE

Welcome home to an exceptionally stylish residence located in this much sought after South Leaside neighborhood and the coveted Bessborough School District. This beautifully appointed home has been fully renovated and is in move-in condition with three bedrooms, open concept principal rooms, a fully finished lower level, two four-piece bathrooms, beautiful walnut hardwood floors and parking.

The spacious open concept living room and dining room area has a gorgeous bay window, a wood burning fireplace and built-in speakers making it perfect for both formal entertaining and casual evenings. The stunning renovated gourmet kitchen with centre island has Caesarstone countertops, stainless steel appliances and a water filtration system. Walk out from the kitchen to a deck and a fenced in south exposure garden perfect for entertaining and safe for children. Legal front pad parking and a mutual drive with a detached garage provides a total of two car parking. Street parking is also available, which the current owners have utilized daily for the past six years.

A separate side entrance to the finished basement which has been lowered has a spacious family room which is a perfect space for relaxing. Built-ins featuring a desk, storage cabinetry and a murphy bed, a four-piece bathroom and a laundry area completes this space. Just steps away, you can spend the afternoon enjoying the child friendly Trace Manes and Howard Talbot Parks or stroll the paths at nearby Serena Gundy.

This family friendly, community-oriented neighbourhood is conveniently located within walking distance to the multitude of shops and restaurants along Bayview including Whole Foods, the Smart Centres along Laird and is close to the Mount Pleasant and Yonge Street corridors. Just move in and enjoy all that this dynamic and thriving area has to offer including great public and private schools, parks, TTC and the future Eglinton Crosstown LRT.

MAIN FLOOR:



FOYER:

- Coat closet
- Marble flooring in entry way
- Hardwood flooring



LIVING ROOM:

- Bay window provides abundant light
- Wood burning fireplace with wood and marble surround
- Custom roman blinds and hardware
- Hardwood flooring, wall sconces and pot lights



DINING ROOM:

- Open concept
- Overlooks south rear garden providing abundant natural light
- Custom roman blinds and hardware
- Chandelier
- Hardwood flooring and pot lights

SIDE DOOR ENTRANCE TO LOWER LEVEL



KITCHEN:

- Renovated with stainless steel appliances (Samsung refrigerator/freezer, Whirlpool gas stove & oven, Monogram hood, Beaumark dishwasher, Panasonic microwave)
- Centre island with Caesarstone countertops and backsplash
- Drawer inserts and rack for cupboards for maximum organization and storage
- Hardwood flooring and pot lights
- Walk out to deck, south facing garden, fenced yard and garage

SECOND FLOOR:



MASTER BEDROOM:

- Double closet
- Large picture window with draperies and hardware
- Hardwood flooring and pot lights



4 PC BATHROOM:

- Combination bathtub/shower with glass shower wall, built-in medicine cabinet, renovated in 2018



2ND BEDROOM:

- Picture window with draperies and hardware
- Hardwood flooring and pot lights



THIRD BEDROOM:

- Closet
- Built-in storage and book shelves
- Hardwood flooring and pot lights
- Chandelier



LOWER LEVEL

RECREATION ROOM:

- Oversized room with new broadloom and above grade windows
- Built-ins featuring a desk, storage and a murphy bed

4 PC BATHROOM (W/JACUZZI FEATURE),
LAUNDRY AREA, STORAGE UNDER STAIRS
& MECHANICAL ROOM

IMPROVEMENTS BY SELLER:

- Renovated kitchen 2013
- Renovated 2nd floor bathroom 2018
- Newer stove 2018
- Roof 2018
- New central vacuum system
- Opened up arches, re-stained stairs & custom radiator covers
- New hardwood flooring
- Installed pot lights
- New broadloom in lower level recreation room 2019
- Newly painted interior 2019
- Redid exterior front steps and backyard fence 2018
- Wired for Sonos (Sonos component included)
- Converted gas fireplace to certified wood burning fireplace
- New garage built-ins for storage, which can be easily removed

ADDITIONAL INFORMATION:

- Side entrance and finished lower level with built-in Murphy Bed and four-piece bathroom which has a jacuzzi feature
- Fully fenced in yard with deck and backyard lights
- Legal front pad parking and mutual drive with detached garage (built 2004, with remote access)
- Central air conditioning

INCLUSIONS:

- All window coverings & hardware, all electric light fixtures, central vacuum & equipment, Samsung stainless steel refrigerator/freezer, Whirlpool stainless steel gas stove & oven, Monogram stainless steel hood, Beaumark stainless steel dishwasher, Panasonic stainless steel microwave, Kenmore washer & dryer, Murphy bed in lower level, broadloom where laid, garage door remotes, gas burner & equipment, wardrobe in boy’s bedroom, alarm system (contract to be assumed), water filtration system, hot water tank rental

EXCLUSIONS:

- Bbq

ADDITIONAL INFORMATION:

TAXES:	\$7,108.12 for 2018
DRIVE:	Legal front pad parking & mutual drive w/ detached garage (garage built 2004)
LOT SIZE:	25.5 feet x 120 feet
POSSESSION:	To be determined
PLANS:	Architectural plans included
LEGAL DESCRIPTION:	PT LT 246 PL 2121 TWP OF YORK; PT LT 247 PL 2121 TWP OF YORK AS IN CA506434; S/T & T/W CA506434; TORONTO, CITY OF TORONTO (Rights of way with adjacent properties at 79 & 83 Parkhurst)
SURVEY:	Aksan Piller Corporation Ltd. survey dated July 2015



OFFERED FOR SALE AT \$1,599,000

Baker Street Home Inspection available upon request
Seller kindly requests bank draft or certified check deposit to accompany offer

The information in this feature sheet has been provided by principals and sources we believe are reliable.
Prospective Purchasers should satisfy themselves regarding its accuracy. All measurements are approximate



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ERIN
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Chestnut Park Real Estate Ltd., Brokerage
www.erinashby.com

Cell: 416-276-4849
Office: 416-925-9191
erin@theashbypooleteam.com



Brittany Poole
Sales Representative

Chestnut Park Real Estate Ltd., Brokerage
www.brittanypoole.com

Cell: 647-822-5730
Office: 416-925-9191
brittany@theashbypooleteam.com