



134 Leacrest Road Lovely Leaside



Check out the YouTube video at www.LovelyTorontoHomes.com

Julie Kinnear*, Jennifer Palacios*,
Holly Chandler* & Tyler Delaney* Sales Representative*

Office 416.236.1392 Direct 416.762.5949

julie@juliekinneer.com ♦ www.juliekinneer.com

Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this featuresheet. All measurements are approximate. The statement contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility. Not intended to solicit parties under any agency contract.

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Guiding you home



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Stunning Custom Build!

Luxurious & stylish 3950 square foot (including lower level) home just 5 years new! This detached, extra wide 2 storey home truly offers a growing family an exceptional quality of life!

- Quiet family friendly street in South Leaside
- Outstanding design, high end finishes & fixtures throughout
- Extra large main floor family room
- Deluxe Chef's kitchen with Wolf 6 burner gas stove, Sub-zero fridge, pot filler over stove and breakfast room addition.
- 4 bedrooms up plus guest/nanny suite in lower level
- 5 baths – all bedrooms up have ensuites
- Finished lower level includes a custom 1200 bottle wine cellar & scotch tasting wet bar
- Built-in garage with 14' ceilings includes an automatic lift system for an additional car plus a private drive. Rare 3 car parking in the area is a bonus indeed.
- State of the art systems and upgrades include shatter proof doors & windows
- Professionally landscaped gardens, deck & outdoor living space

Prime Leaside Location!

Situated on a popular, quiet family street, east of Bayview Avenue near Southvale & Hanna and around the corner from Rolph Road P.S.

A picture perfect location in Leaside and just a few blocks from beautiful Bennington Heights & the Moore Park ravine!

Leaside is a collection of pretty tree-lined streets with a cosy community boasting a proud sense of ownership! An ideal place to call home with all amenities nearby!

Lots of local shopping...Walk to the convenient plaza at the corner of Moore/Bayview that offers a refurbished Loblaws, Pharma Plus & TD Bank or the Lowblaws off Laird.

Bayview Avenue features an amazing array of shops, banks, specialty stores, gourmet cafes and a huge variety of popular restaurants. Enjoy Cumbrae's meats, Alex Farm Cheese, Whitehouse butchers, De La Mer fish market, Epi Bread, Cobbs Bread, Hollywood Gelato, Rahier Bakery to name but a few.

The newest shopping development, Leaside Village, located along Laird, has one of the largest Longo's in the City! You will find The Beer Store, Tim Horton's, delicious Cupcake Shop, Linen Chest, Pet Valu, Against the Grain restaurant, Mucho Burrito and many more... The shopping plaza at the south east corner of Laird/McRae offers big box stores including; Home Depot, Sobeys, LCBO, Starbucks, Best Buy, Golf Town, Sport Check ...

Extensive local recreation! Few Toronto neighbourhoods can match Leaside regarding sports & wellness. The Leaside Memorial Community Gardens at Millwood and Laird Drive is a multi-recreational complex that includes 2 indoor ice arenas, an indoor swimming pool, a curling rink and an auditorium.

Trace Manes Park located off McRae Drive is the home of the Leaside Tennis Club which has six tennis courts, a playground, baseball diamond and an outdoor natural ice rink which is in use from late December until the end of February. The Leaside Public Library is situated adjacent to the park.

The Don Valley path system offer excellent mountain biking road cycling and running paths.

Superb school district attracts many families to this neighbourhood – Walk to Rolph Rd. P.S., Bessborough P.S., St. Anselm Catholic School and Leaside High School. Northern S.S., as well as superb private schools all close by include: Branksome Hall, Crescent School, Toronto French School, Greenwood College School and the list goes on.

Transportation is a snap! Bus route #88 along Moore connects to the St Clair subway station via the Bloor-Yonge-University subway lines.

Motorists can be downtown in ten minutes via the Bayview extension which also links up with the Don Valley Parkway and a myriad of commuter highways.

Upgrades, Improvements & Systems

2013 ~ Custom built 1200 bottle wine cellar & scotch tasting wet bar in the lower level

2013 ~ Custom main floor windows and doors are all shatter proof

2011 ~ Improved water main to street

2010 ~ California closets in the master bedroom

2009 ~ Cambridge 25 year shingles
~ Lennox Elite G51 MP 110 BTU high efficiency furnace
~ Lennox Merit 14ACX 3 ton air conditioner with R410 refrigerant
~ Lennox HCWB17 by-pass humidifier
~ Lennox HC16 media air cleaner
~ 200 amp circuit
~ Sump pump



Bedrooms: 4 + 1	Baths: 5 (2 Pc on Main) (2 x 5 Pc on 2nd) (3 Pc on 2nd) (3 Pc on Lower)	Possession: 60 Days	Lot Size: 38.67 x 100.00 Feet
Parking: Built-in 1 car garage with an automatic lift system providing additional parking for 1 car plus private drive. 3 car parking in total			
Sq. Ft: 3950 (Includes Lower Level) Approximate Annual Expenses 2014: Taxes: \$11,000 Hydro: \$600.00 Heat/Gas: 1000.00 Water: \$350.00			
Inclusions: Sub-Zero stainless steel fridge, Wolf 6 burner gas stove, commercial grade Sircus exhaust hood, Bosch dishwasher, pot filler over stove, Whirlpool washer/dryer, window coverings, electric light fixtures, automatic garage lift, opener & remotes, hot water tank (rental), alarm system (buyer to assume contract), broadloom, custom wine racks in cellar & all related equipment, gas bbq hook-up, programmable thermostat.			
Exclusions: Drapery panels in the living room, dining room, master bedroom and third bedroom.			

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