

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

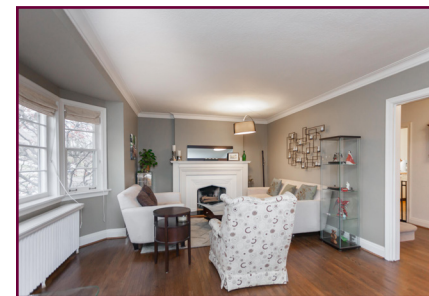
julie@juliekinneer.com ♦ www.juliekinneer.com

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.

The Julie Kinnear Team
Top 1% in Canada - by referral only™

Julie Kinnear
Jennifer Palacios
Holly Chandler
Tyler Delaney

Guiding you home



291 Bessborough Drive

Coveted Leaside Neighbourhood



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

Office 416.236.1392 Direct 416.762.5949

julie@juliekinneer.com ♦ www.juliekinneer.com

The Julie Kinnear Team
Top 1% in Canada - by referral only™

Julie Kinnear
Jennifer Palacios
Holly Chandler
Tyler Delaney

Guiding you home



291 Bessborough Drive, Toronto

Check out the YouTube video at www.LovelyTorontoHomes.com

The Best Street in Leaside!

Desirable, detached 2 storey home set on a sunny, quiet corner lot on a beautiful tree-lined street in established Leaside neighbourhood.

Classic centre hall plan with large principal rooms, 3 bedrooms and 3 baths! Finished lower level incorporates a renovated family recreation room with high ceilings, play room and excellent storage space throughout!

Private drive and attached 1 car garage with separate side door entrance, automatic opener, work bench area and extra storage space. 2 side yards for kids and pets to play, and a garden shed for all your tools.

A dream spot to raise your family! Wonderful neighbours and a cosy community feel. Wide streets provide the ideal location for the annual Bessborough Street Party and are perfect for kids to play road hockey, learn to ride their bikes and let kids be kids!

Renowned school district! Located close to the popular Northlea Elementary & Middle School (with French Immersion) and Leaside High School. Within walking distance to amazing shopping and recreation, including the new Whole Foods.

Features Inside & Out

- Elegant front foyer has a coat closet and hardwood floors.
- Original charm and character – original hardwood floors sanded and finished throughout main and upstairs.
- Formal living room is ideal for entertaining large family gatherings.
- Beautiful, original wood-burning fireplace, plaster crown mouldings, hardwood floors and large bay window overlooking the side yard.
- Spacious dining room perfect for family dinners or entertaining guests. Plaster crown mouldings, hardwood floors and a window overlooking the front yard.
- Kitchen has ample cupboard and counter space with tiles throughout for easy cleanup.
- King sized master retreat! Double closet, hardwood floors and large windows fill the room with lots of natural light.
- 4 piece master ensuite bath.
- Both the 2nd and 3rd bedrooms are almost identical in size and layout with hardwood floors a large closet each and a pretty picture window.
- 4 piece family bath and hardwood floors throughout the 2nd level.
- Pull down stairs to the attic provides amazing storage space.
- Separate back door entrance
- Fully finished lower level is that extra amount of living space that every family needs!
- Recently renovated recreation room with great ceiling height, pot lights and bamboo hardwood floors.
- Additional play room with foam tiled floors for your kids to enjoy. Nicely tucked away from the rec. room so you can store all your kids "stuff" out of sight.
- 2 piece bath
- Ample storage space
- Laundry/utility room with washer and efficient gas dryer

Bedrooms: 3	Baths: 3 (2 x 4 Piece on 2nd floor) (1 x 2 Piece in lower level)	Possession: 60 Days/TBA
Approx Sq. Ft: 2100 (includes lower level)	Parking: Attached 1 car garage & private drive	Lot Size: 30.00 x 110.00 Feet (Irregular)
2015 Approximate Annual Expenses: Taxes: \$5757.73 Hydro: \$700.00 Heat/Gas: \$1200.00 Water: \$600.00 Insurance: \$1300.00		
Inclusions: Fridge, gas stove with double oven, built-in dishwasher, microwave, washer, gas dryer, electric light fixtures, window coverings, garden shed, ductless air conditioning unit, hot water tank (rental), wireless alarm system (buyer to activate), garage door opener & remote.		
Exclusions: 2 light fixtures in hallway and foam tiles in playroom.		

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

Office 416.236.1392 Direct 416.762.5949
julie@juliekinneer.com ♦ www.juliekinneer.com

Coveted Leaside Neighbourhood!

Situated just north of Eglinton Avenue and east of Bayview Avenue in a prime location of Leaside! Amazing neighbours and annual street party gives everyone a chance to catch up. A proud sense of ownership makes this an ideal place to call home with all amenities nearby!

Lots of local shopping... Walk to 24 hour Metro & Sunnybrook Plaza located at the north-east corner of Bayview & Eglinton where you will find the conveniences of a Pharma Plus, Post Office, Mac's Milk, hair salon, Subway sub, Mamma's Pizza & other specialty stores. A large Whole Foods will be opening soon at 1816 Bayview Ave.

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 shopping development, Leaside Village, is located along Laird, home to 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.

Green space and parks surround! Enjoy nature and fitness activities in Serena Gundy Park and Sunnybrook Park. In addition to offering ideal picnic spots Sunnybrook Park features top notch sports fields, an exercise trail and horseback riding stables.

Superb school district attracts many families to this neighbourhood – 5 minute walk to Northlea Elementary & Middle School, Leaside High School, St. Anselm Catholic School, Northern S.S., as well as superb private schools all close by include: Crescent School, Toronto French School, Greenwood College School and the list goes on.

Transportation is a snap! Bus route along Eglinton Avenue connects to the Eglinton subway station via the Bloor-Yonge-University subway lines. The under construction Eglinton Crosstown Line will also be an added bonus!

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.

The Julie Kinnear Team
Top 1% in Canada - by referral only™

Julie Kinnear
Jennifer Palacios
Holly Chandler
Tyler Delaney

Guiding you home



Upgrades & Improvements!

2015 ~ Replaced basement drains

2014 ~ Installed ductless air conditioning unit. Added garden shed in backyard.

2013 ~ Replaced washer and gas dryer. New garage door with automatic opener & remote.

2012 ~ Replaced dishwasher. Wireless alarm system. Sanded and refinished the hardwood floors on the main and second floors.

