



3 SOUTHVALE DRIVE UNIT 603

LEASIDE

Southvale Dr

NO
EXIT

3 SOUTHVALE DRIVE

3 SOUTHVALE DRIVE

Leaside



WELCOME TO 3 SOUTHVALE DRIVE UNIT 603

Welcome to Boutique Living in South Leaside

Experience luxury and sophistication at Leaside Manor, a boutique condominium in the highly desirable South Leaside neighbourhood. This meticulously designed two-bedroom, two-bathroom suite boasts soaring ceilings, an abundance of natural light, and high-end finishes throughout. A stunning split-floor plan offers both privacy and functionality, with the primary suite tucked away in its private space with a spa-like five piece ensuite with soaker tub, and walk-in closet with custom built-ins. Steps away from the shops and restaurants of Laird Drive, Leaside Village and Bayview Avenue, this exceptional residence combines lifestyle and perfect location.

A Spacious & Thoughtful Layout

Step into an airy central foyer with a coffered ceiling and double closet, setting the tone for this 1,136 square foot suite designed for both comfort and entertaining. The bright and open-concept living and dining area offers seamless flow, enhanced by floor-to-ceiling windows and unobstructed east-facing views. A built-in entertaining unit with an integrated electric fireplace provides a striking feature wall, adding warmth and elegance to the space. Both the living and dining areas open onto a spacious balcony with glass surround with a gas hookup, making al fresco dining effortless.

A Chef's Kitchen

The custom-designed kitchen is a chef's dream, featuring integrated Miele appliances, a gas cooktop, wall oven, and a concealed fridge and dishwasher for a sleek, modern aesthetic. Thoughtfully designed with ample storage ensures a clutter-free space, while the oversized breakfast bar overlooks the open living space, making it perfect for hosting gatherings or enjoying morning coffee.

Retreat in Comfort

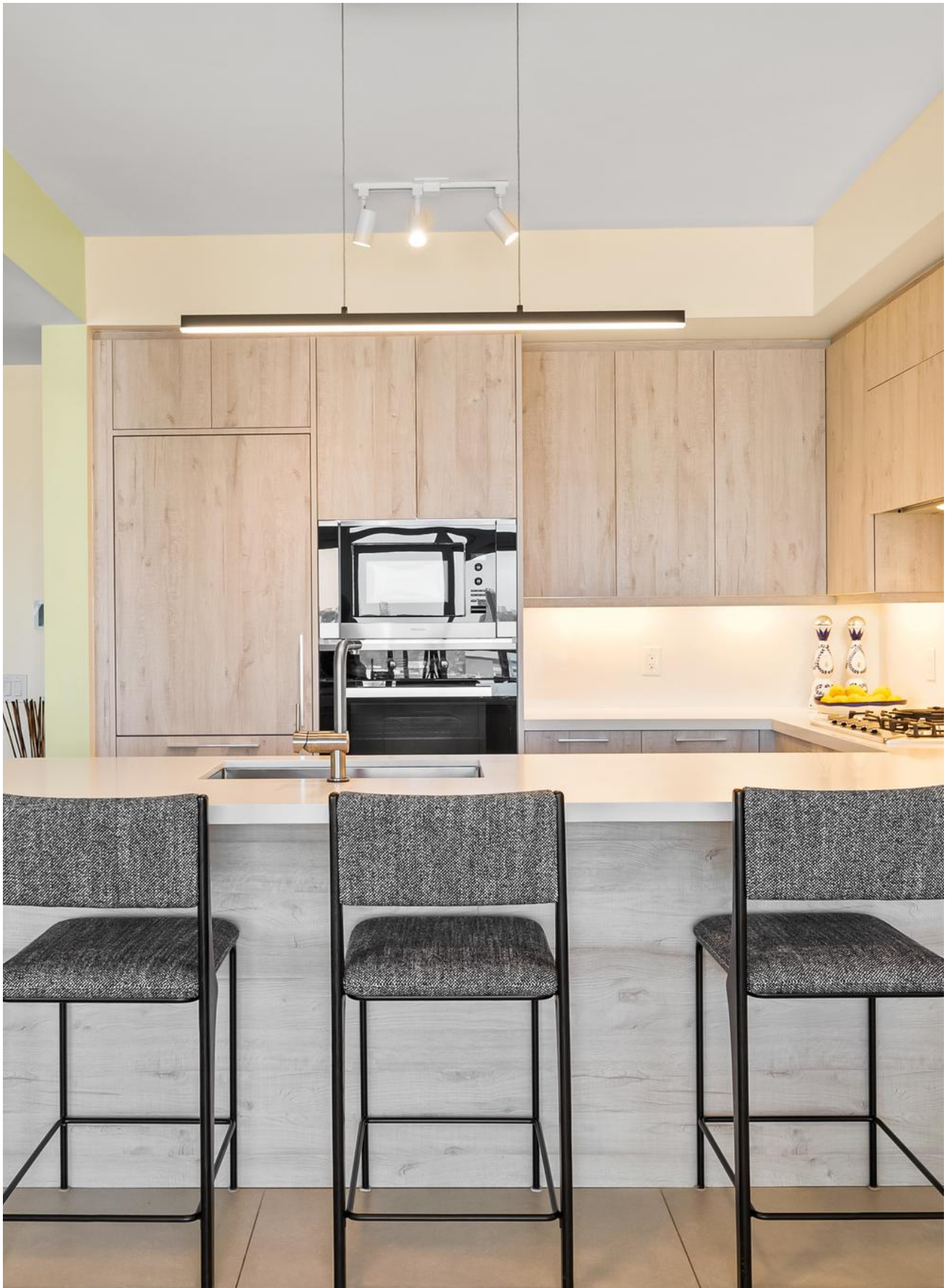
Escape to your primary suite, featuring a spacious walk-in closet with built-in organizers and a five-piece ensuite complete with a double vanity, deep soaker tub. A large east-facing window welcomes the morning sun, adding to the tranquility of this space.

Versatile & Bright

The secondary wing of the split unit layout houses the second bedroom, featuring a spacious walk-in closet and an east-facing window that floods the space with natural light. This versatile room is perfect for a guest bedroom or home office. Conveniently located across from a large second bathroom with a glass-enclosed shower, this area also includes a stackable laundry closet for added convenience.

The Ultimate in Lifestyle & Location

The boutique luxury condominium offers convenient amenities while being steps to all the shops and amenities of Leaside Village and Bayview Avenue. Nestled in a vibrant yet tranquil community, residents enjoy proximity to parks, trails, and bike paths, providing the perfect balance of urban convenience and natural beauty. With easy access to the DVP and Bayview Extension, commuting is effortless. Located right beside the community centre with ice rink and pool, and steps to Trace Manes Park with tennis courts and playground.













FEATURES

KEY FEATURES

- Boutique luxury condominium located in the highly desirable South Leaside
- Bright and airy open concept suite with a soaring ceiling and wall to wall East facing windows
- Ideal split layout floorplan offers privacy and convenience
- The open concept living space is conveniently connected to the chef's kitchen, combining the spacious living and dining room with direct access to a large balcony.
- A private balcony with unobstructed east-facing views features a built-in gas hookup, making outdoor dining and entertaining effortless
- Motorized window shades throughout the unit offer a modern and convenient solution for effortless light control and added privacy
- High-end finishes such as solid core doors, 10" baseboards, and premium materials throughout showcase the craftsmanship and elegance
- Remotely operated lock, providing enhanced security and convenience with keyless access
- Exclusive condominium amenities include a fully equipped gym, a stylish party room, a business center, and a pet spa
- The prime location places residents just steps from Leaside Village and Bayview Avenue, with access to fantastic dining, shopping, and entertainment options
- Great school district with Rolph Road Elementary School, Bessborough Drive Elementary and Middle School and Leaside High School and in close proximity to top private schools
- Steps to Leaside Memorial Gardens, swimming pool, ice rink and curling club
- In close proximity to Trace Manes Park tennis courts, baseball diamonds and playground
- Easy access to the DVP, Bayview Extension, and top-tier public transit options ensures seamless commuting and connectivity

INCLUSIONS

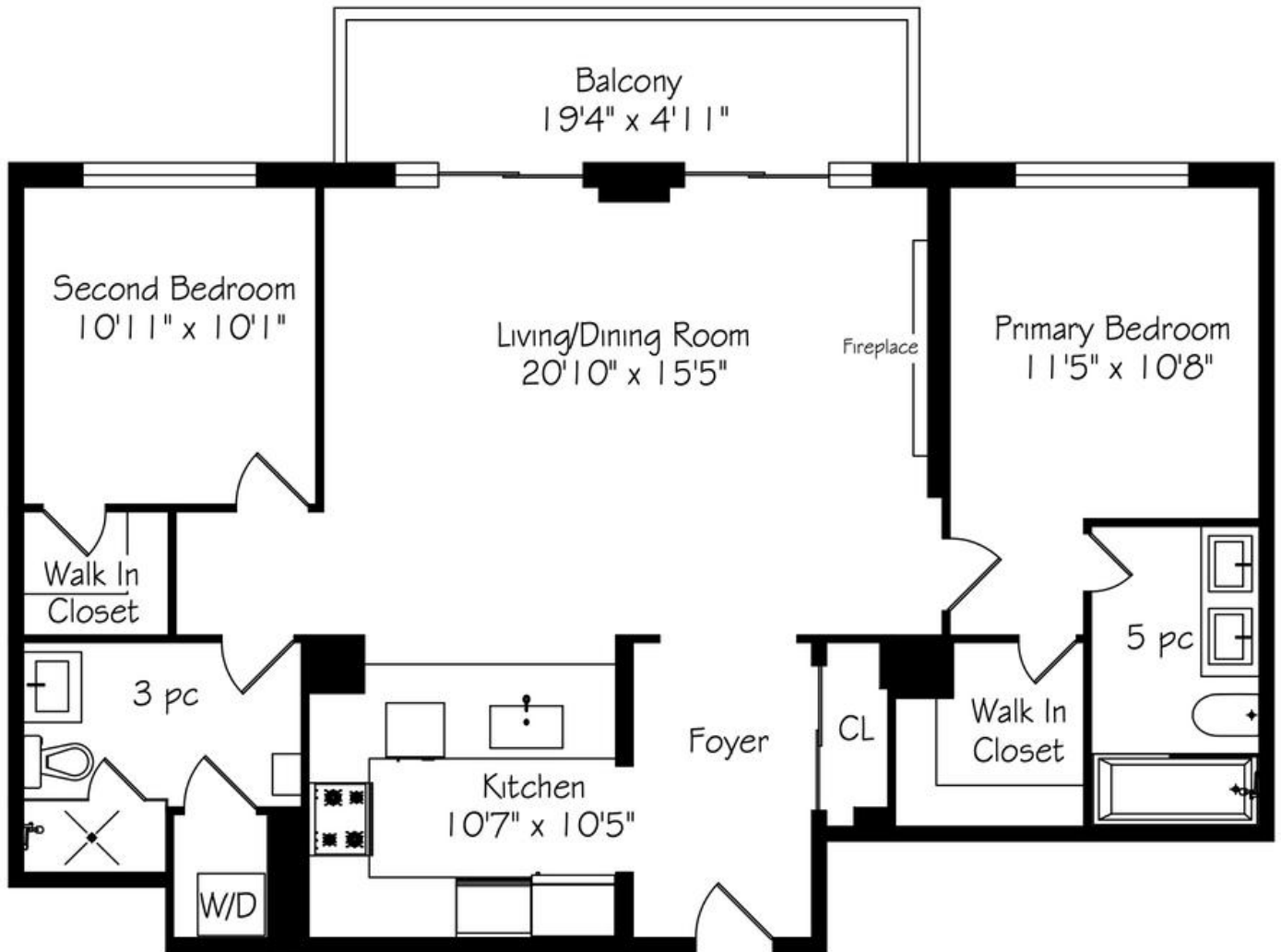
- Miele panelled refrigerator
- Miele gas stove
- Miele wall oven
- Built-in Miele microwave
- Miele panelled dishwasher
- Miele Hood fan
- Blomberg front loading washer
- Blomberg front loading dryer
- Barbeque
- Automated shades
- All light fixtures
- All window coverings

EXCLUSIONS

- Living room television

3 SOUTHVALE DRIVE UNIT 603

Floor Plans



TAXES

- \$6,265.94 (2025)

POSSESSION

- 60 to 90 days or TBA

COOLING

- Central Air Conditioning

PARKING

- One Owned Underground Parking Spot

MAINTENANCE FEES

- \$1,210 / Monthly

HEATING

- Heat Pumps

LOCKER

- One Owned Locker



ELEVATE YOUR EXPECTATIONS



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