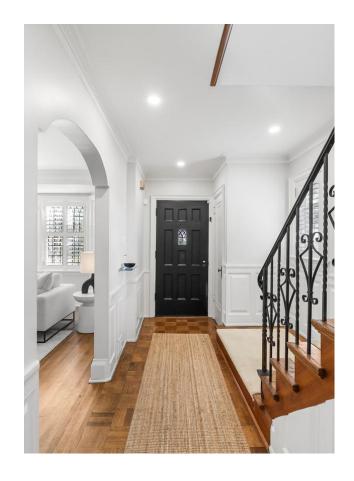


SOUTH LEASIDE GEM ON DESIRABLE HEATHER ROAD

Impeccably maintained detached 3-bedroom home with hardwood floors throughout. elegant finishes, and a bright, functional layout. The main floor offers spacious principal rooms, a large, sun-filled living room with bay window, fireplace, and crown moulding, plus a dining room with stained glass windows. The kitchen features ample cabinetry, an eat-in area, walkout to the deck and landscaped gardens, and a convenient side entry. Upstairs offers three bedrooms, including an oversized primary, and a 4-piece bath. The finished lower level includes a recreation room, modern bath, and great storage. Private drive for 3 vehicles, detached garage, and deep lot. Steps to Bayview shops, dining, top schools and ravines.



The main floor features generously proportioned principal rooms, and hardwood floors; including a very large and inviting living room with a dramatic bay window, fireplace, and crown moulding. The dining room is open to the living room, providing a seamless flow and an excellent space for entertaining. The kitchen offers ample cabinetry, a cozy eat-in area, and overlooks the serene rear gardens with a walkout to the deck, along with a convenient side entry for added access.

Upstairs, you'll find three well-appointed bedrooms and a four-piece bathroom. The oversized primary suite is a standout feature, offering abundant closet space and plenty of room for a seating area or workspace.

The finished lower level provides additional living space with a great recreational room, modern bathroom, laminate floors, pot lights, a spacious laundry space and excellent storage.

The fully fenced backyard is beautifully framed by mature trees and plenty of green space, with a spacious wood walkout deck for outdoor entertaining. Complete with a private driveway, detached garage, and a deep, private lot; this home is located within the highly sought-after Rolph Road Elementary, Bessborough Middle, and Leaside High School districts, with easy access to top private schools, TTC, and the shops and amenities along Bayview Avenue.

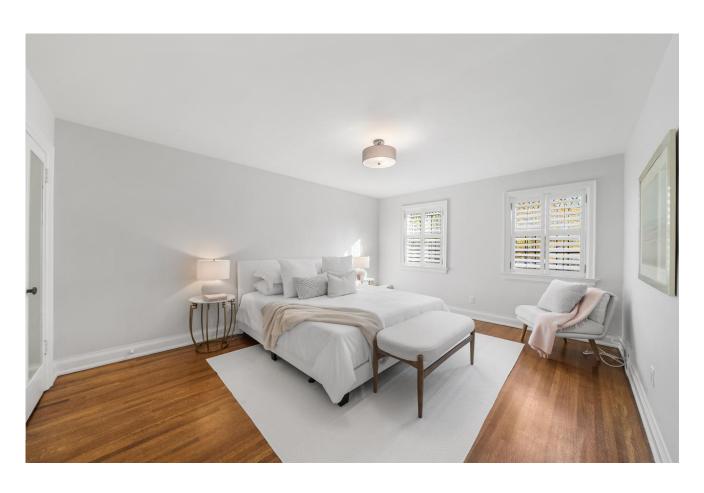




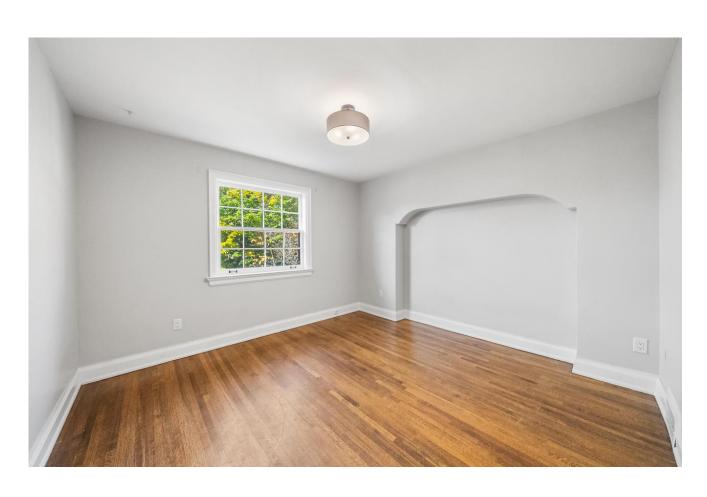




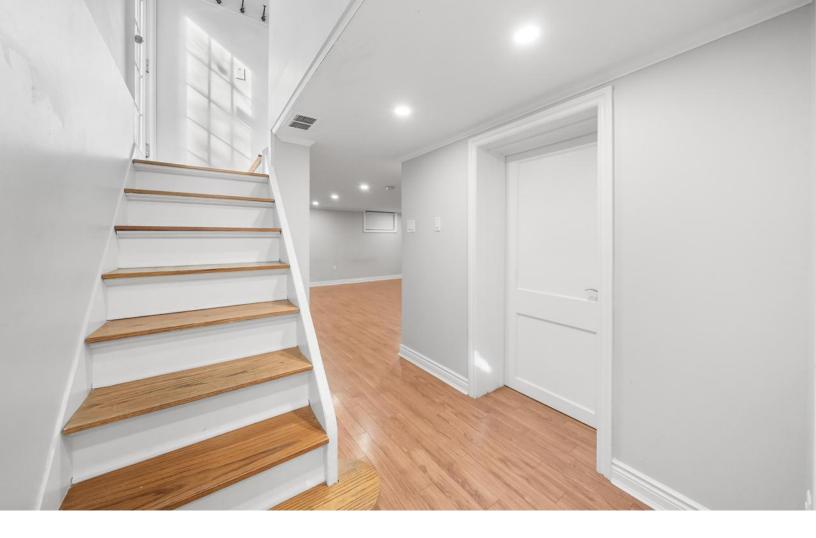














FEATURES OF THE HOME

- Located on a quiet, desired street
- Beautiful brick façade and classic curb appeal with mature trees and lush landscaping in both the front and rear gardens
- Private driveway with ample parking for 3 vehicles and a detached garage
- Warm and inviting foyer with coat closet
- Hardwood floors throughout the entire home
- · Custom stair runner
- Beautiful leaded glass windows and custom built in shelving in the dining room
- Large bay window overlooking the manicured front gardens
- Impressive fireplace adding warmth and architectural charm
- Beautiful connection to the dining and living spaces
- Classic kitchen with ample cabinetry, updated pot lighting, and walk-out to a large private wood deck
- Convenient side entry
- Second level features three well-proportioned bedrooms
- Oversized Primary bedroom includes hardwood floors, large windows with custom coverings and a generous closet
- Two additional bright bedrooms featuring large windows and ample closet space
- Four-piece bathroom with bathtub/shower combination
- Linen closet
- Finished lower-level with laminate floors, large recreation room with pot lights and many storage spaces
- Updated two-piece lower-level bathroom
- Extra spacious laundry room with dedicated laundry sink, a seperate room, and additional storage
- The stunning and private backyard offers a large deck with seating area, an abundance of green space and a detached garage.
- Located in the coveted Rolph Road, Bessborough, and Leaside High School districts Steps to Bayview Avenue's shops and amenities, TTC and green spaces
- Moments to downtown via DVP and Highway systems
- In close proximity to top private schools including Upper Canada College, Crescent School, Greenwood, Havergal College, Branksome Hall and York School
- Walking distance to Leaside Memorial Gardens skating rink and pool, and Trace Manes library, tennis court, baseball diamond and children's play area
- Wonderful sense of community

IMPROVEMENTS

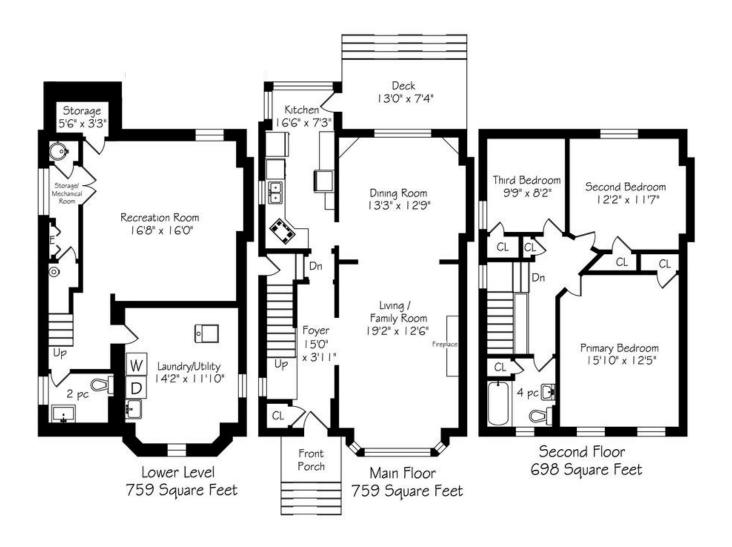
- Electrical (pot lights in lower level and in the kitchen)
- Painting throughout (2025)
- New Samsung Dryer
- Landscaping

INCLUSIONS

- All Kitchen Appliances (Kitchen Aid Convection Cooktop, Built-in Wall Oven, Refrigerator and Freezer, Whirpool Dishwasher)
- Washer and Dryer
- Central Vac
- All Electrical Light Fixtures
- All Window coverings

10 HEATHER ROAD

FLOOR PLANS



LOT SIZE

• 30 FT X 132 FT

TAXES

• \$10,248 (2025)

RENTAL ITEMS

• None

COOLING

• Central A/C

SQUARE FT

 Over 2200 Sq Ft of Total Living Space

POSSESSION

Flexible

HEATING

• Forced Air

PARKING

 3 Car Parking Via Private Drive, Plus Detached Garage



ELEVATE YOUR EXPECTATIONS



CINDY HOLMES
Real Estate Agent
647.691.0517
cindy@heapsestrin.com



For Royal LePage Real Estate Services Heaps Estrin Team, Brokerage. All information and statements contained herein, provided by Royal LePage Real Estate Services Heaps Estrin Team, Brokerage regarding property for sale, rental or financing is from sources deemed reliable and assumed correct, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal without notice.