



51 HANNA ROAD

LEASIDE





WELCOME TO 51 HANNA ROAD; Nestled in one of Toronto's most coveted neighbourhoods, this well-loved South Leaside home presents an exceptional opportunity for those looking to create their dream home. Set on a beautifully sized 46-foot frontage with a private drive, this cherished family home has been thoughtfully maintained. With its classic Leaside architecture, quaint porch and beautiful curb appeal, the home exudes a warmth that only decades of care and love can bring.

Inside, you will find a welcoming foyer with a centre hall plan, a large living room with fireplace, a separate dining room and the large kitchen which expands the rear of the home with a walk-out to the rear gardens via a beautifully tiered Azek deck. The upper level houses the primary bedroom with his and hers closet, two other well proportioned bedrooms, each with their own closet space, and a three piece updated bathroom.

The lower level has a spacious recreation room equipped with a wet bar, a two piece powder room, a combined laundry and utility space, and ample storage. Whether you are drawn to the idea of restoring the homes timeless character, undertaking a stylish renovation, or starting fresh with a custom new build, 51 Hanna Road provides the perfect opportunity. Charming, well-loved, and full of potential, this is South Leaside living at its finest.

The home is ideally situated in the heart of South Leaside, known for its strong sense of community, mature tree-lined streets, and outstanding school districts. In the school district for Rolph Road Elementary, Bessborough Middle School, and Leaside High School, and is conveniently close to some of Toronto's top private schools. In close proximity to TTC, local parks, and the vibrant shops, boutiques, cafés, and restaurants along Bayview Avenue making every errand or outing convenient. Quick walk to Trace Manes park, tennis courts, library and baseball diamonds. Steps to Leaside Arena and swimming pool.













FEATURES

- Detached family home with charming curb appeal in the heart of South Leaside
- Located within the highly sought-after Rolph Road Elementary School, Bessborough Middle School and Leaside High School districts
- Private driveway with attached garage
- Generously sized 46 foot wide frontage with beautiful curb appeal
- Welcoming main floor with an inviting foyer and ample closet space for storage
- Spacious living room featuring with fireplace and crown moulding
- Updated kitchen with stainless steel appliances, ample counter and cabinet space and walk out to the rear tired deck and gardens
- The formal dining room off the kitchen with hardwood floor and crown moulding overlooks the front gardens
- The primary bedroom spans the width of the house with a two separate closets
- Two additional well-sized bedrooms with closet space
- A beautifully renovated three-piece bathroom
- Lower level with a spacious recreation room featuring a fireplace and wet bar, a two-piece bathroom, and laundry room shared with the utility room offering an abundance of storage
- Beautiful rear garden with a large Azek tiered deck and irrigation system
- The outdoor space is enriched with a variety of trees, shrubbery, and garden areas, crafting a serene haven
- Steps to Bayview Avenue popular shops, amenities, restaurants, and cafes, offering a vibrant lifestyle just outside your door
- Proximity to Trace Manes Park and Leaside Memorial Gardens, featuring tennis courts, a playground, baseball fields, community centre, and swimming pool
- Easy access to public transit (TTC), green spaces, and just minutes to downtown Toronto

INCLUSIONS

- Fisher and Paykel refrigerator
- Jenn-air stove
- GE microwave
- Miele dishwasher
- Oil tank and equipment
- Air conditioning window units and related equipment
- All electrical light fixtures
- All window coverings

RENTAL ITEMS

- Hot Water Heater - Enercare \$23.94 (Monthly)

TAXES

- \$10,457.53 (2024)

POSSESSION

- 30 Days or TBD

HEATING

- Radiant

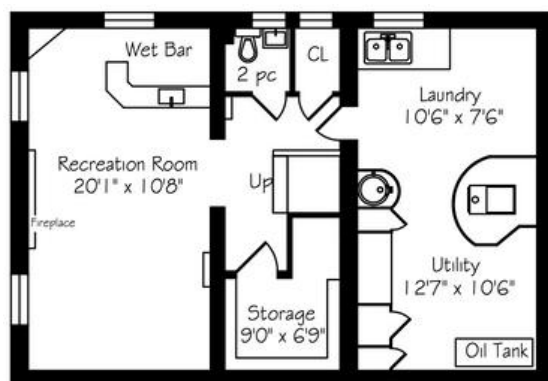
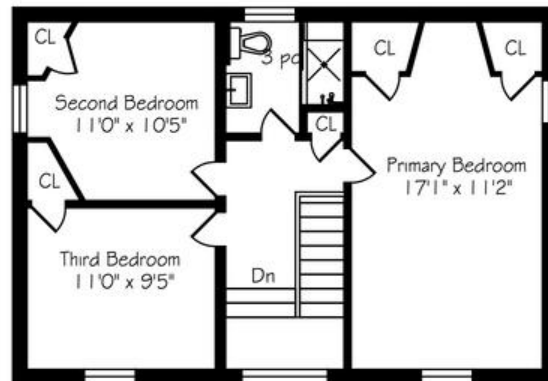
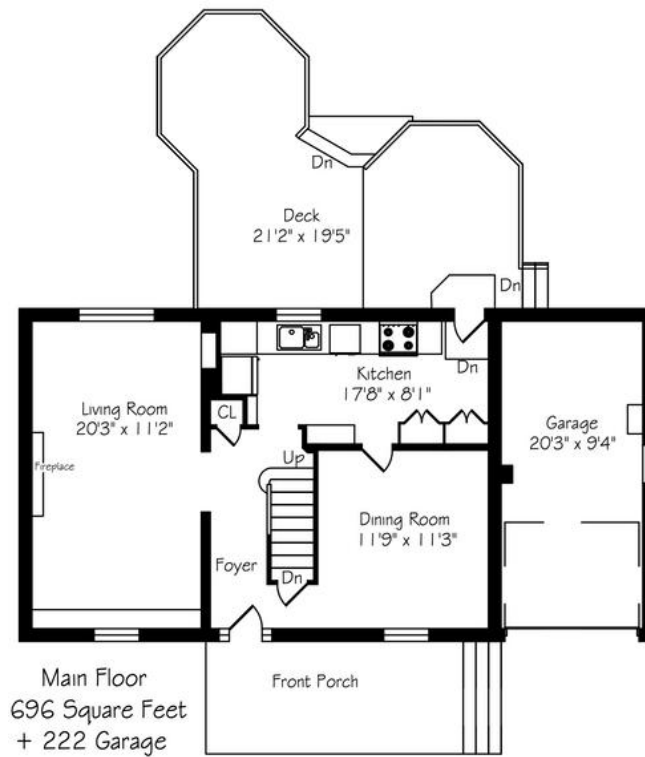
COOLING

- Window Air Conditioning Units

PARKING

- Private Driveway and Attached Garage

51 HANNA ROAD





ELEVATE YOUR EXPECTATIONS



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