



70 BESSBOROUGH DRIVE  
LEASIDE



# A CHERISHED FAMILY HOME IN THE HEART OF SOUTH LEASIDE

Located on one of the most coveted streets in South Leaside, this refined and elegant home is not to be missed. A beautifully-designed family home situated on a prime south-east corner lot, 70 Bessborough Drive is a rare offering in one of Toronto's most desirable neighbourhoods. Surrounding mature trees, the private yard and garden offer an ideal escape. Boasting over 3,700 square feet, this light-filled home has been impeccably maintained, offering endless opportunities for a new family to enjoy and make it their own.



## MAIN FLOOR

Gleaming hardwood and lovingly-preserved wainscoting greet you when you enter the spacious elegant entry. Bevelled-glass French Doors gracefully open to an elegant and classic living room with lead glass windows to the east and south, a gas fireplace, crown-moulding throughout with ample room to entertain and come together. This elegant space seamlessly transitions across the hall through another set of French Doors into the refined and sophisticated dining room with crown moulding and wainscoting. The bright, spacious kitchen offers a suite of stainless steel appliances and double oven, with plenty of room to cook and gather for family meals in the adjoining sunny breakfast room. A side-door entrance leads to a generous-size, low maintenance patio and yard surrounded by foliage and rows of rose bushes in the south-facing garden. Inside, steps down take you to the family room with two lead-glass windows, perfect for family movie nights and gatherings.

## SECOND FLOOR

The second floor provides an elegant private retreat for all members of the family with four spacious bedrooms, to suit all members of the family. The serene private primary suite features a large living space, an adjoining sitting room with bay window, a walk-in closet and three-piece master ensuite. Three additional bright bedrooms, one with a built-in desk, a four-piece bath and nearby laundry chute round out this upper level.

## LOWER LEVEL

The spacious lower level extends the home's living space. The oversized recreation room with a gas fireplace and built-ins and an office area is the perfect spot for all members of the family. A three-piece bath, laundry room, utility/furnace room and extra storage round out over 1,100 square feet of living space on this inviting lower level.



#### EXTERIOR AND OUTDOOR SPACE

Tucked away on the west side of the house, the south-facing garden offers endless entertaining and living possibilities for all members of the family, all in a very secluded retreat. This generous-size lot allows for privacy with the home set amidst the topiary of charming Leaside, providing both privacy and a connection to nature.

#### NEIGHBOURHOOD

Located in the highly coveted South Leaside neighbourhood, with steps to the extensive ravine and walking trails nearby, along with the well-loved shops, cafes and restaurants on the Bayview Avenue strip. Within the school districts for Rolph Road Elementary School, Bessborough Drive Elementary and Middle School and Leaside High School, as well as in close proximity to leading private schools such as Branksome Hall, The Bishop Strachan School, Upper Canada College and Crescent School. Close to public transit as well as a moment's drive to the Bayview Extension. This home sits majestically in the heart of one of the most sought-after neighbourhoods in the city and is truly a gem.





























## **INCLUSIONS**

- Stainless Steel LG refrigerator
- Stainless Steel KitchenAid double oven
- JennAir Glass Stovetop
- Stainless Steel KitchenAid dishwasher
- Stainless Steel LG washer
- Stainless Steel LG dryer
- LG White Fridge lower level
- Full-size White freezer lower level
- All electric light fixtures except where noted in exclusions
- All window coverings except where noted in exclusions
- All heating and air conditioning equipment

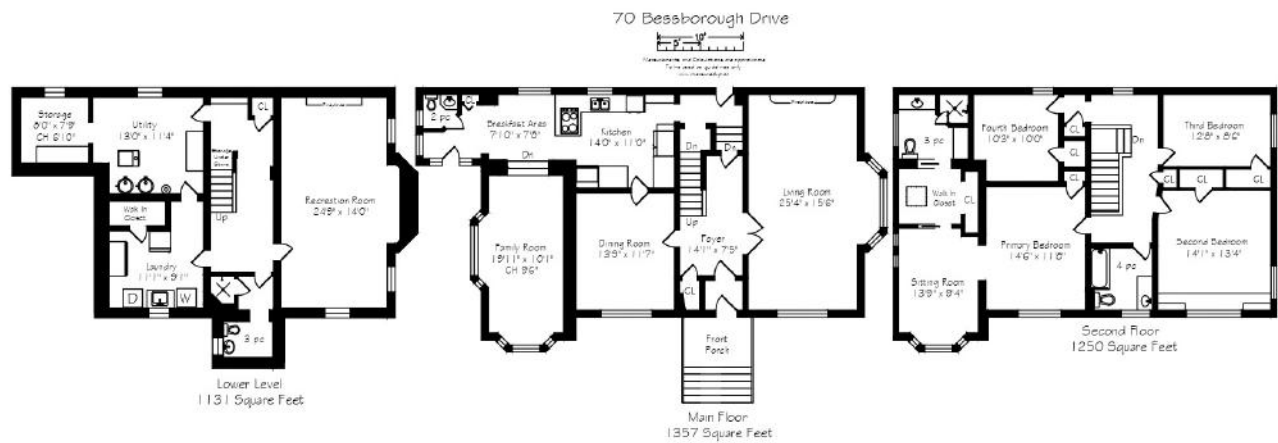
## **EXCLUSIONS**

- Primary Bedroom Grey Silk Curtains
- Dining Room Chandelier



# PROPERTY TITLE

## FLOOR PLANS



### LOT SIZE

- 67.88 Feet x 103.46, narrowing to 18.75 x 89.33 Feet

### TAXES

- \$11,726 (2025)

### COOLING

- Central Air Conditioning

### POSSESSION

- 30-59 Days | Speak with LA

### HEATING

- Forced Air, Gas

### PARKING

- Total 2 parking space. Speak to LA.





## ELEVATE YOUR EXPECTATIONS



**MARTHA GRANT**

Real Estate Agent, BA, BPR  
416.302.4957  
martha@heapsestrin.com



**KARIN EAGAN**

Real Estate Agent  
437.529.5279  
karin@heapsestrin.com



**HEAPS ESTRIN**

REAL ESTATE TEAM

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.

Royal LePage Real Estate Services Heaps Estrin Team, Brokerage Independently Owned and Operated