



565
Broadway Ave

565 BROADWAY AVENUE

LEASIDE



WELCOME TO 565 BROADWAY AVENUE; Elegance and quality come together in this North Leaside four-plus-one bedroom home, setting the stage for a living experience that exceeds the ordinary. Steps away from renowned Northlea Public School and within a short walking distance to Leaside High School, this home also offers access to fabulous neighbourhood amenities and transit options. The curb appeal is stunning with a front stone facade and all brick construction, along with cedar shingled roof. Offering a private drive with a built-in garage and ample parking, all set on an expansive pool-sized 34 x 135 foot lot. Spanning over 3700 square feet of functional living space on all three levels, it offers the perfect floor plan and ample space for a growing family.

From the moment you step inside, the home leaves a lasting impression with ceiling heights of over nine feet on both the main and second levels—and over eight feet in the lower level—creating an immediate sense of scale and openness. Meticulously maintained, the home is in pristine condition and offers a turnkey, move-in-ready opportunity. Classic formal living and dining rooms boast intricate-designed hardwood floors, wainscoting and elegant bay windows that create an inviting atmosphere for both entertaining and everyday living. The dining room offers a stunning chandelier dropping from a coffered ceiling and accent lighting sets the tone for enchanting dinner parties. At the rear of the home is the grand chef's kitchen with ample custom cabinetry, quartz tiled backsplash that has an accent diamond design with a pot filler above the range for extra convenience. The standout large centre island with additional barstool seating is adorned in quartz countertop with a cascading waterfall edge in a sleek and modern aesthetic. The generous breakfast area overlooks the garden, providing a bright and inviting space perfect for casual family meals. Adjacent to the kitchen, the oversized family room exudes warmth and comfort, featuring a central gas fireplace framed by custom cabinetry with glass inserts—great for showcasing cherished photos and adding a personal touch to the space. The coffered ceiling adds architectural depth and elegance, elevating the sense of scale and sophistication. With direct walkout access to the rear deck, the space transitions effortlessly to the outdoors, creating a seamless blend of indoor comfort and alfresco living. A two-piece powder room with a large double closet and a direct entry from the garage, with a separate side door entry completes the main level.

Ascending to the second level, sunlight streams through a large window, while a stunning oversized skylight above floods the area with natural light, creating a bright and welcoming ambiance. Generous-sized hallways have built-in speakers and lead to the luxurious primary bedroom. The grand owner's suite is a serene retreat, thoughtfully curated with comfort and sophistication in mind. Overlooking the south-facing, tree-lined rear gardens, it offers an abundance of sun with a peaceful view. A spacious walk-in closet with two skylights and custom built-ins, provides exceptional storage. The spa-inspired five-piece ensuite is designed for everyday comfort, featuring heated floors, quartz countertop, double vanity sinks, a deep jet soaker tub with touch-screen controls, and a glass-enclosed shower—combining practicality with a luxurious, elevated style. Every element has been carefully considered to create a space of true relaxation and refinement. Three additional bedrooms complete this level are adorned with crown moulding, with heated flooring in each of the ensuite bathrooms.

The lower level enhances the home with a spacious recreation room, complete with built-in cabinetry, a gas fireplace and a walk-up to the rear gardens. Built-in speakers add to the comfort and ambiance, while the versatile space can easily be used as a gym or additional entertainment area. The fifth bedroom offers double closets and has access to the three piece bathroom. The spacious laundry room features custom cabinetry, a laundry sink and ample counter space. With its seamless blend of modern comforts, classic charm, and a location in one of the city's most desirable neighbourhoods, this ideal family home represents the pinnacle of stylish and functional family living.

Whether you are hosting friends and family on the backyard deck, tending to the garden, or enjoying a peaceful stroll through nearby Serena Gundy Park, you will appreciate the thoughtful details and unbeatable location. The deep backyard lot provides plenty of room for outdoor activities and relaxation, or the option of installing a pool, while the mature trees ensure privacy and a serene atmosphere. With top-rated schools, vibrant shopping and dining, and seamless access to major routes and transit, this home is an ideal choice for families and professionals alike—ready to enjoy now and for years to come.









KEY FEATURES

- Fantastic curb appeal with ample parking from a two car private driveway and built-in garage
- Soaring 9'11" ceilings on both the main and second floors create a sense of space and elegance, while the lower level offers a generous 8'10" ceiling height—perfect for comfortable everyday living.
- Warm and inviting foyer with tile flooring, wainscotting and crown moulding elevate the space
- A bright open concept living and dining room with hardwood floor with intricate border design, wainscoting, crown molding and large bay window flood the space with natural light while offering a picturesque view of the lush front gardens
- The formal dining room is elevated by a coffered ceiling with accent lighting and chandelier; creates an ideal space for entertaining with family and friends
- The spacious eat-in kitchen offers an abundance of custom cabinetry and counter space with a large centre island, quartz countertops, high-end appliances including gas range, and a breakfast area with direct access to the rear deck and gardens
- Gorgeous under-cabinet lighting beautifully illuminates the kitchen, while the additional side sink enhances functionality and convenience
- The family room features hardwood flooring, a center gas fireplace, and built-in cabinetry with large windows and walk out access to the deck providing natural light
- Convenient double hall closet leads to the private, tucked away two piece powder room with custom vanity with quartz countertops
- A curved staircase leads to the second floor, where a large window and oversized skylight fill the home with natural light
- The primary bedroom is housed at the rear of the home and offers an abundance of space, featuring a coffered ceiling, a spacious walk-in closet with two skylights, custom built-ins, and a five-piece ensuite with soaker jacuzzi bathtub, large double vanity with quartz countertops and glass enclosed shower
- The three other well-proportioned bedrooms have ample closet space each with their own ensuite bathroom
- Remote controlled skylight is accessible in both the second and fourth bedroom bathroom ensuite for added luxury
- The spacious recreation room features a gas fireplace, pot lights, and a walk-up to the garden.
- The fifth bedroom features a double closet and above grade windows, great for a nanny suite or guests
- Ample cabinetry in the spacious laundry room features a quartz countertop and a deep laundry sink.
- The front and rear gardens are beautifully landscaped and easy to maintain with an irrigation system
- The spacious backyard features a deck and shed, perfect for outdoor entertaining and BBQs.
- Hunter Pro Spray is used in the rear gardens, and can be seen in the vegetable garden area
- Situated near top-rated public and private schools, and in the district for Northlea Elementary School and Leaside High School
- Just steps away from the Serena Gundy Park trail and all the shops, restaurants and amenities of Eglinton, Laird and Bayview Avenues
- Quick access to downtown and TTC, and north to the 401 and DVP
- This welcoming neighborhood fosters a strong sense of community, making it an ideal environment for families



INCLUSIONS

- All electric light fixtures and window coverings
- All kitchen appliances, including:
 - SubZero standing refrigerator & freezer
 - Wolf six burner gas cooktop and oven
 - Hood fan
 - Asko dishwasher
 - Sharp microwave
 - Pot filler
 - Marvel beverage refrigerator
- Samsung washer and dryer
- Samsung TV and wall mount in family room
- Samsung TV and wall mount in lower level rec room
- Built-in speakers with all AV equipment, including Apple TV, CD player with Harmony remote
- Three fireplaces with remotes
- Electric fireplace in primary bedroom
- Two skylights with remotes
- Built-in security system with motion sensors (monitoring with Rogers extra)
- Video call doorbell
- Garden shed
- Vegetable garden on either side of deck
- Irrigation system
- Automatic front porch light and front yard exterior lighting on timers *as is condition*
- Central vacuum and equipment
- Garage door opener and two (2) remote controls
- Comfort systems, including:
 - Hot water heater (2020)
 - Gas furnace and equipment (2013)
 - Air conditioner and equipment (2013)
 - Sump pump *in as is condition*
 - Air exchanger
 - Humidifier
 - Heated flooring in basement three piece bathroom *in as is condition*
- *Furniture items that can be included (if desired):
 - King size bed frame in primary bedroom
 - 2 night tables and tall dresser in 3rd bedroom
 - Ping pong table in lower level
 - Treadmill

EXCLUSIONS

- None

RENTAL ITEMS

- None

565 BROADWAY AVENUE

Floor Plans



LOT

- 34 x 135 feet

POSSESSION

- 90 Days

COOLING

- Central Air Conditioning

TAXES

- \$15,042.52 (2024)

HEATING

- Forced Air Gas

PARKING

- Private Driveway With Built-In Garage



ELEVATE YOUR EXPECTATIONS



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