





Welcome to 7 Burnham Road, a rare opportunity to secure a spacious family home in the heart of Bennington Heights—one of Toronto's most coveted communities. Set on a quiet, child-friendly street, this well-loved home offers incredible potential to renovate or redesign to suit your needs, all while enjoying the benefits of a top-tier location.

The main floor features a generous layout with expansive principal rooms that are full of natural light. The living room includes a wood-burning fireplace and large windows, while the adjacent dining room comfortably accommodates family gatherings and everyday meals.

A sun-filled family room at the rear of the home walks out to a large private deck with an electronic awning—ideal for outdoor dining or lounging in the treed backyard. The kitchen is functional and spacious, overlooking both the breakfast area and back garden, and ready to be reimagined to your taste.

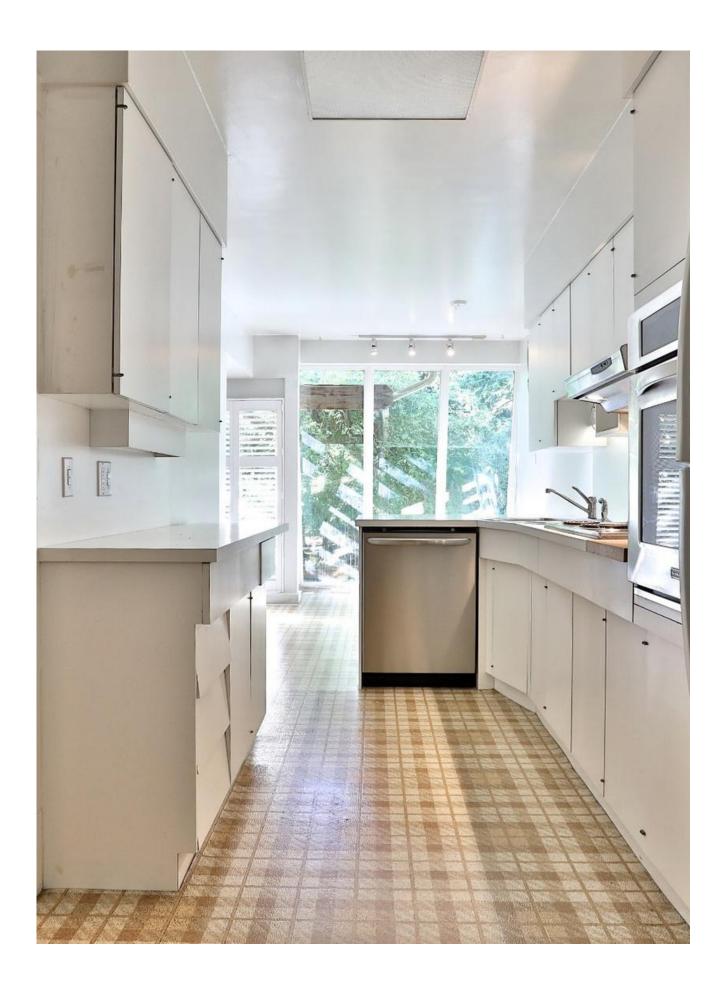
Upstairs, you'll find three large bedrooms, including a primary suite with two sets of closets and a fivepiece ensuite bath. The home's generous footprint, private mature lot, and incredible south-facing location provide a fantastic canvas for your future vision.

Just steps to the ravine system, parks, and top-ranked public and private schools—including Bennington Heights Elementary and Leaside High—this home offers the chance to plant roots in a neighbourhood where families thrive. Easy access to the DVP and downtown completes this exceptional opportunity.

Bring your imagination and create your dream home at 7 Burnham Road

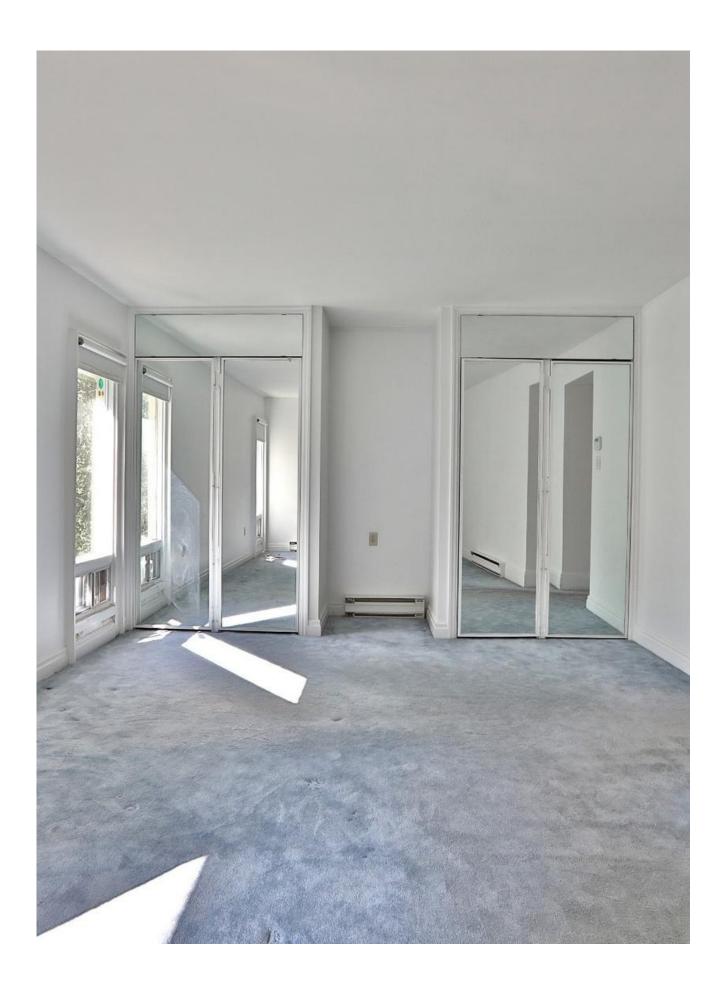
















#### **KEY FEATURES**

- Warm and inviting family home in prime Bennington Heights
- Exceptionally quiet location within the neighbourhood on a child friendly street
- Main floor family room with beautiful garden views
- Walkout from family room to large private deck with electronic awning
- Gracious principal rooms with three good sized bedrooms
- Master with his and her closet and five piece ensuite
- Mature and very private back garden
- Lots of storage throughout
- Easy parking
- Great public and Catholic schools in district: Bennington Heights Elementary School, Leaside High School, Bessborough Drive Elementary and Middle School, Our Lady of Wisdom, St Anselm, St Michael's Choir School, Senator O'Connor and MSGR Fraser College
- Close to many of Toronto's best private schools: Branksome Hall, Greenwood College, Upper Canada College, Bishop Strachan and others.
- Close to Mooredale House, a fabulous local community centre with kids programming, camps, pool, and preschool
- Entrance to the wonderful ravine system just down the street
- Short walk to the Brickworks Market on the weekend or wind your way through the city on the bike trails
- Walking distance to great parks, the amenities of Bayview Avenue and the shops at the Bayview and Moore plaza
- Good access to TTC
- Easy drive to downtown and quick access to the highway system

#### INCLUSIONS

- General Electric fridge.
- Atainless steel KitchenAid wall oven
- Stainless steel Moffat four burner electric cooktop
- Stainless steel Allure exhaust fan
- General Electric dishwasher
- General Electric washer
- General Electric dryer
- Frigidaire freezer in lower level laundry room
- All California shutters
- All window coverings (except where excluded)
- All electric light fixtures
- All window air conditioning units
- Gas boiler and equipment
- N.B. All inclusions being sold in "as is" condition. The garburator is not in working order.

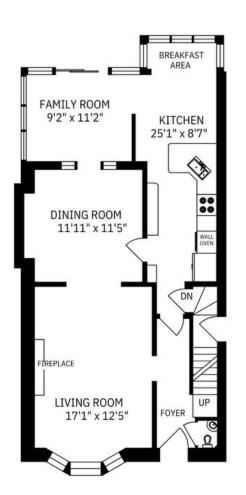
#### **EXCLUSIONS**

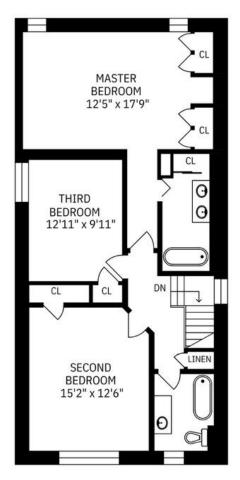
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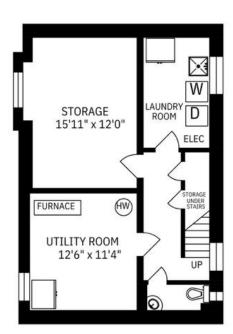
Inclusions and Exclusions subject to change, please refer to Schedule B.

# 7 BURNHAM ROAD

FLOOR PLANS







# LOT

• 30 FT by 165 FT

### **POSSESSION**

• Immediate or To Be Arranged

#### COOLING

• Two Window Air Conditioning Units.

# **TAXES**

• \$10,822 (Annual 2024).

#### **HEATING**

• Hot water gas in original home, electric heat in addition.

#### **PARKING**

• Mutual Driveway – Parking for Two.



# ELEVATE YOUR EXPECTATIONS



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