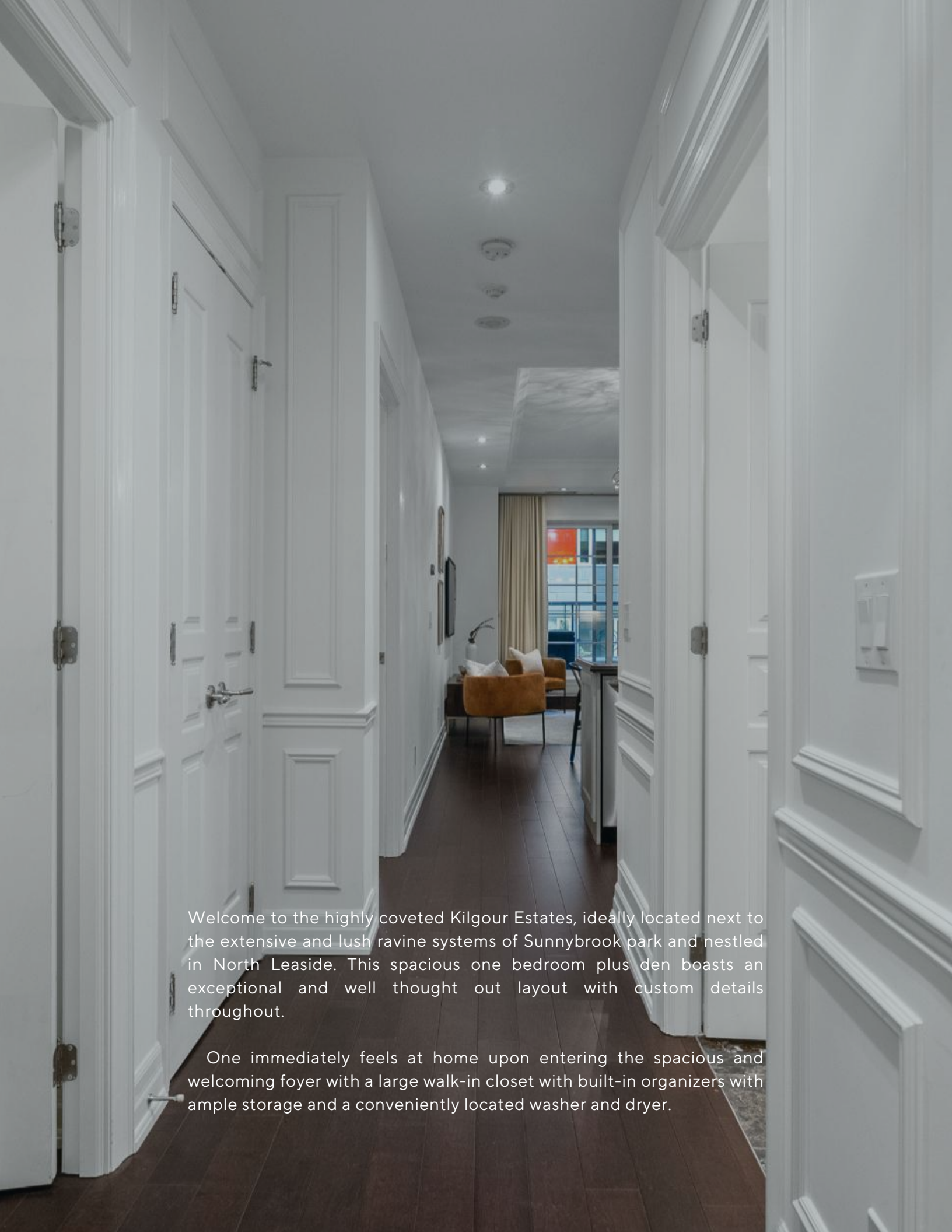




21 BURKEBROOK
PLACE, SUITE 113

NORTH LEASIDE



Welcome to the highly coveted Kilgour Estates, ideally located next to the extensive and lush ravine systems of Sunnybrook park and nestled in North Leaside. This spacious one bedroom plus den boasts an exceptional and well thought out layout with custom details throughout.

One immediately feels at home upon entering the spacious and welcoming foyer with a large walk-in closet with built-in organizers with ample storage and a conveniently located washer and dryer.





SEAMLESS LIVING SPACES

The open concept living space offers an updated kitchen equipped with a breakfast island and granite countertops, stainless steel appliances and custom cabinetry overlooking a sun-filled dining and living room; perfect for entertaining. The combined living and dining room boasts new hardwood floor, coffered ceilings with pot lights and a walk-out to the private balcony. Additionally, a private den offers the versatility of an additional bedroom or home office conveniently located across from the second three piece bathroom complete with a glass enclosed shower and marble countertops.

The spacious primary bedroom boasts hardwood floors, a large walk-in closet with custom built-in organizers and drawers, and a four-piece ensuite, complete with a custom vanity with marble countertops and combination bathtub/shower.

The Kilgour Estates offers unparalleled amenities and service, including a 24 hour concierge, indoor pool and steam room, gym, theatre room, guest suites and party room. Immerse yourself in this vibrant, sought after community, with a plethora of parks, ravines, trails and close proximity to the TTC, shops, restaurants and all the amenities on Bayview Avenue.













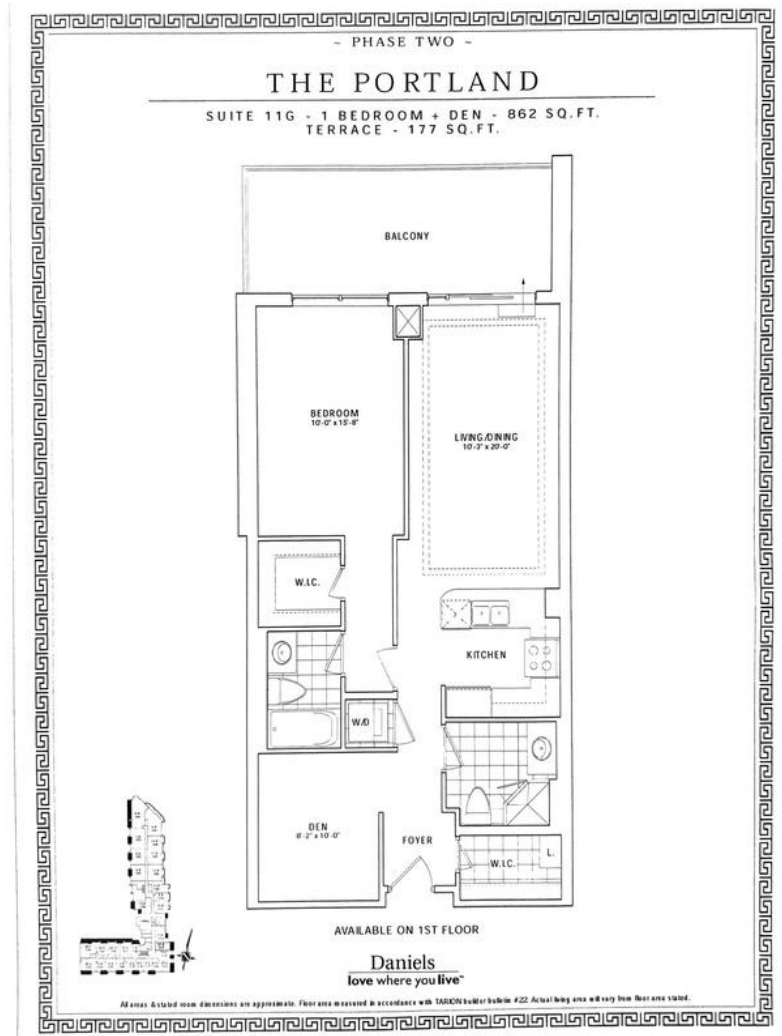
EXIT





INCLUDED FEATURES

- Ideal split floor plan with open concept main living space; ideal for entertaining
- Welcoming and spacious foyer with walk-in closet with ample built-in storage/pantry
- Open concept kitchen with new hardwood floors, pot lights, stainless steel appliances and breakfast bar with granite countertops and ample seating
- Sun-filled living and dining area with hardwood floors, coffered ceiling and pot lights with direct access to the spacious balcony
- Additional den space that offers the versatility of an additional bedroom or home office
- Primary bedroom suite boasts hardwood floors, large walk in closet with custom built-in organizers and drawers
- Primary four piece ensuite complete with a custom vanity with marble, and bathtub/shower combination
- Three piece bathroom conveniently placed adjacent to the den/guest suite
- Includes large caged locker and parking
- Exceptionally managed building with excellent amenities including 24 hour concierge, an indoor pool, steam room, exercise room, guests suites, theatre room and party room
- The Kilgour Estates are steps from extensive ravine systems and green spaces, TTC and in close proximity to all the amenities found on Bayview Avenue
- Ample visitor parking with easy parking
- Wonderful sense of community



COOLING

- Central Air Conditioning

TAXES

- \$4,012.77 (2024)

POSSESSION

- 30 days or TBD

INCLUSIONS

- Frigidaire fridge and freezer
- Frigidaire stove
- Frigidaire dishwasher
- Frigidaire microwave with built-in stove fan
- Washer and dryer
- All electric light fixtures

HEATING

- Heat Pump/Gas

PARKING & LOCKER

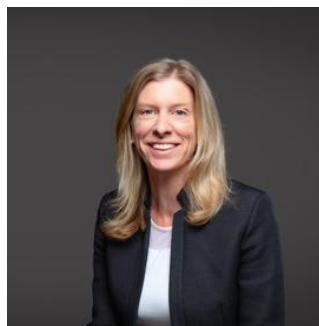
- Owned B 151
- Owned B 309

MAINTENANCE FEES

- \$788.81



ELEVATE YOUR EXPECTATIONS



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