



44 BENNINGTON HEIGHTS DRIVE

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Welcome to a home where luxury and thoughtful design come together in perfect harmony. Located in serene Bennington Heights adjacent to the ravine, this custom-built home blends modern family living with the relaxed warmth of California style. Completed in 2019 and recently enhanced with a beautifully finished lower level, the home is filled with elevated details—from wide-plank white oak floors to soaring ceilings and expansive picture windows that frame views of the private, tree-lined backyard.

The curb appeal is just the beginning, with manicured hedges, mature trees, and a welcoming front entry that opens to a bright, open-concept layout. Step inside to a stylish custom mudroom, where you will find beautiful detailing in the herringbone tile and millwork with a built-in bench and cubbies, plus a convenient side entry from the garage. Designed with families in mind, this is more than just a beautiful space—it's a place to live, gather, and grow in one of Toronto's most sought-after neighbourhoods.

At the heart of the home is an exquisite Chef's kitchen, where form meets function in a space designed for both beauty and performance. High-end appliances include a paneled Sub-Zero refrigerator and freezer with dual fridge and freezer drawers, and a built-in Miele coffee system that makes every morning feel like a visit to your favorite café. Custom cabinetry adds refined elegance and thoughtful utility, with integrated features like a dedicated cutting board station, tailored utensil dividers, and a discreet waste system to preserve the kitchen's clean, streamlined aesthetic. A walk-in pantry offers abundant storage, keeping everything organized and within easy reach. A charming breakfast nook with custom banquette seating provides the perfect setting for relaxed morning meals, framed by natural light.

From the kitchen, the open-concept layout unfolds with effortless grace into the expansive family room, dining room, and beyond, the sunken living room—each space thoughtfully connected yet distinct. Floor-to-ceiling windows flood the interiors with natural light, enhancing the sense of space and airiness while promoting seamless airflow throughout. The family room exudes understated sophistication, centered around a sleek gas fireplace and integrated wall-mounted television—perfect for relaxed entertaining or cozy evenings at home. The dining area offers timeless elegance, ideal for hosting formal dinners, and opens directly onto a beautifully appointed deck through a set of glass French doors to an idyllic outdoor patio for al fresco dining. The sunken living room introduces a striking design contrast with rich accent walls and tray ceiling that adds warmth and intimacy. Framed by treetop views, this space is elevated by an accordion-style glass door that fully retracts open to the outdoors, creating a seamless indoor-outdoor flow. Whether hosting or enjoying a quiet afternoon, this room offers exceptional versatility and atmosphere. A stylish two-piece powder room completes the space and there is also a formal guest entrance from Moorehill Avenue for added wow factor when welcoming visitors.

Upstairs, the primary suite is a truly private and serene retreat—elegantly designed to balance comfort, function, and refined luxury. The grand bedroom is tucked away at the southwest part of the home, at the ravine's edge, and opens to nature through its double glass doored Juliette balcony, creating a sense of quiet opulence. A well-designed ensuite bath encompasses a beautiful focal soaker tub, walk-in shower with bench, dual floating vanities, heated floors and layered lighting for an ambient experience, a luxurious upgrade to everyday living. A dimmer switch thoughtfully enhances the tranquil ambiance, making this suite a haven of rest and relaxation. The three additional bedrooms on the second floor are generously sized and thoughtfully appointed. The second bedroom stands out with double closets, a three-piece ensuite, and two windows offering views of the front and side gardens. The third bedroom features a special study nook as well as a walk-in/walk-through closet that connects to a stylish shared three-piece semi-ensuite with the fourth bedroom. Overlooking the back garden, the fourth bedroom has space for a desk and a cozy reading nook by the window. The laundry room is fully equipped with a washer, dryer, laundry sink, tiled floors and built-in cabinetry—bringing everyday convenience to luxury living.

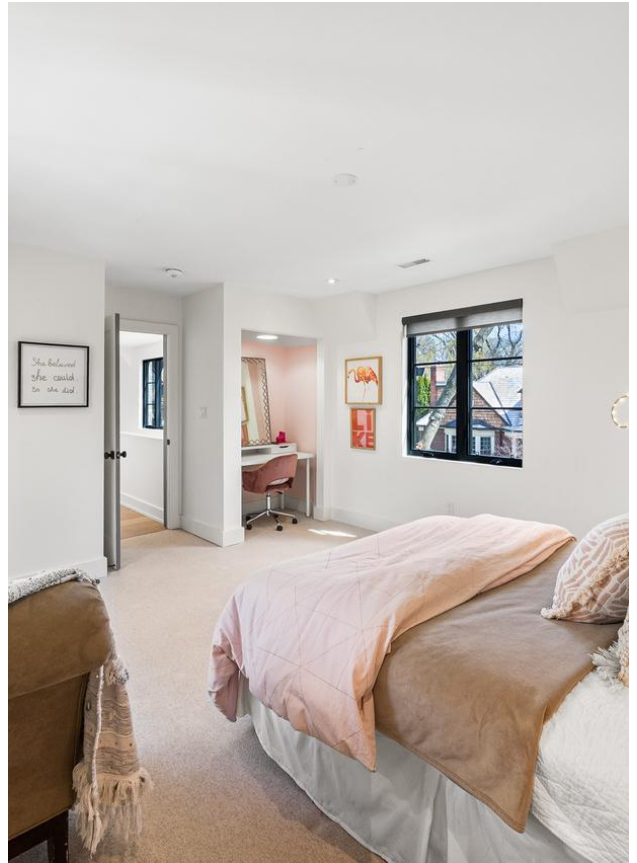
The newly finished lower level offers radiant in-floor heating and expands the home's living space with exceptional versatility and style. Thoughtfully designed to accommodate a range of lifestyles, it features dedicated zones for a home gym or yoga studio, an office, guest accommodations or nanny suite, and a spacious double width recreation room. The guest suite is ideal for visitors or a nanny, complete with a private three-piece ensuite, full double closet and built-in vanity. The expansive recreation room serves as a multifunctional space—perfect as a children's playroom, media lounge, or casual entertaining area—with a convenient walk-up to the backyard, enhancing the space. Outside, the landscaped backyard is a true entertainer's paradise. Multiple outdoor zones include a generous deck with glass railings, ideal for barbecues and a stone patio for lounging and enjoying the tranquility of the outdoors. The ravine adjacent backyard offers the perfect backdrop for hosting or unwinding in complete privacy and comfort.

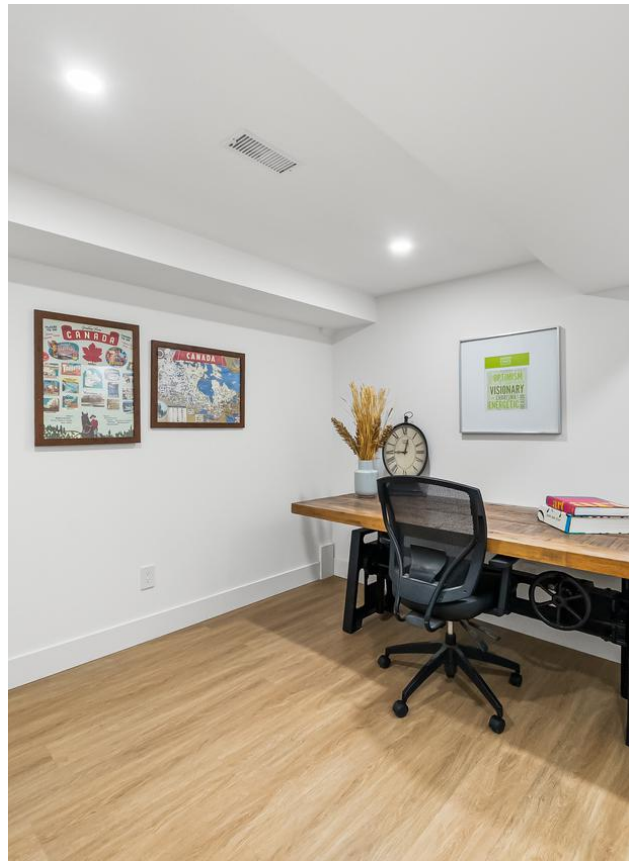
Situated in the prestigious enclave of Bennington Heights—renowned for its elegant homes, mature trees, and enduring charm—this residence offers the perfect balance of privacy, beauty, and convenience in one of Toronto's most desirable neighbourhoods. Just minutes away, the Moore Park Ravine and Evergreen Brick Works offer scenic trails for hiking, biking, dog walking, and weekend picnics, connecting nature to daily life. The area is a top choice for families, with access to excellent public schools including Bennington Heights Elementary, Bessborough Middle School, and Leaside High School. A range of Toronto's premier private schools—UCC, Crescent, Branksome Hall, Havergal, BSS, TFS, and Greenwood—are also conveniently nearby. Combining natural beauty, top-tier education, and a true sense of community, this home presents a rare opportunity to live in one of the city's most refined and sought-after neighbourhoods.













FEATURES

- Gorgeous oak hardwood flooring throughout the main and second floors, while the four bedrooms feature plush broadloom carpeting
- Excellent ceiling heights on all levels
- This home is newly constructed in 2019 with a newly finished basement in 2025 that offers radiant in-floor heating and walk up to the back garden
- A stunning front entry mudroom features elegant herringbone tile flooring, a built-in bench with hooks and cubbies, and ample closet space for optimal organization, with convenient side access to the garage
- Gorgeous Chef's kitchen featuring Caesarstone quartz countertops, custom cabinetry, and thoughtful organizers, including spice drawers, a cutting board and baking sheet drawer, and a pantry closet to ensure both organization and functionality
- High-end stainless appliances with standouts such as the paneled Sub-Zero built-in fridge/freezer with two fridge and freezer drawers below and the built-in Miele coffee maker bring elevated convenience and refined luxury to your daily routine
- The oversized kitchen island comfortably seats four to five and is thoughtfully designed for daily functionality, featuring built-in cabinetry for extra storage and a bar sink for convenient cleanup
- Integrated into the kitchen, the breakfast banquette is perfect for relaxed family mornings and features a large window overlooking the beautifully landscaped garden and views to the charming gardens across the street
- The open-concept layout seamlessly unites the kitchen, dining, living, and family rooms, creating a bright and airy space filled with natural light
- Unwind in the stylish living room, where rich dark-toned walls create a bold contrast against the warm hardwood floors and picturesque views of the mature trees from the ravine and surrounding area
- The dining area exudes elegance, ideal for hosting memorable dinners, highlighted by a statement chandelier and seamless walkout access to the backyard deck—perfect for barbecues or al fresco dining with family and friends
- The family room boasts a sleek gas fireplace and expansive floor-to-ceiling windows, offering a bright, inviting ambiance—perfect for cozy family gatherings or unwinding with a movie in effortless comfort and style
- Experience seamless indoor-outdoor living with accordion doors that open from the family room, offering effortless access to the nearby outdoor hot tub
- The main floor powder room showcases a sleek floating quartz countertop and backsplash, accented by elegant wall sconces
- A hardwood staircase leads to the airy second floor, where an oversized window floods the space with natural light
- The luxurious primary bedroom offers two custom walk-in closets, ample space for a king-size bed and additional seating area, as well as a Juliette balcony with glass railings that overlooks the lush ravine backdrop
- The spa-inspired five-piece ensuite features heated floors, dual floating vanities, a glass-enclosed shower with built-in bench and shelving, and a freestanding soaker tub
- Dimmable lighting enhances the tranquil ambiance, creating the perfect retreat for ultimate relaxation
- The second bedroom exudes refined comfort, with space for a king-size bed, double closets, and a serene view of the front and side gardens, all complemented by a three-piece ensuite bath
- The third and fourth bedrooms share a stylish three-piece semi-ensuite adorned with chic white wall sconces, with the third bedroom standing out with the added luxury of a spacious walk-in closet
- Completing the second level is a well-appointed laundry room, featuring Electrolux washer and dryer, a deep laundry sink and built-in cabinetry for ample storage—designed for effortless everyday convenience
- The newly finished lower level boasts new flooring throughout, complemented by radiant floor heating for added luxurious comfort
- The current home gym setup offers ample space with endless potential for transformation, whether you envision it as a home studio, entertainment room, or any other personalized space to fit your lifestyle.
- The recreation room offers a spacious, open-concept layout with direct walk up access to the backyard, making it an ideal area for a kid's playroom or a casual hangout space.

- An additional spacious bedroom, perfect as a guest or nanny suite, features built-in vanity space with a quartz countertop and a three-piece ensuite bathroom
- A private office space in the basement offers a quiet, tranquil setting ideal for working from home, promoting optimal productivity and focus free from distractions
- This landscaped backyard oasis features a glass-paneled deck, multiple lounging and dining areas, a luxurious hot tub, and an expansive layout on a pool-sized lot—creates the ultimate entertainer's paradise, perfect for both serene personal retreats and unforgettable outdoor gatherings
- Steps from natural escapes like Moore Park Ravine and Evergreen Brick Works, perfect for hiking, biking, dog walking, and outdoor picnics
- Ideal for families, with access to top-rated public schools including Bennington Heights Elementary, Bessborough Middle School, and Leaside High School
- Close proximity to Toronto's most esteemed private schools such as UCC, Crescent, Branksome, Havergal, BSS, TFS, and Greenwood.
- This home offers a rare blend of urban convenience and natural beauty in one of the city's most sought-after neighbourhood

IMPROVEMENTS

- Recently completed lower level with infloor radiant heating (2025)
- Completely rebuilt in 2019, retaining only 3 exterior walls, the entire home was newly constructed and completely waterproofed
- Hot water tank (2019)
- Furnace (2019)
- Air conditioner (2019)
- Built in 2019/2020
- 200 amp electrical service
- 2 sump pumps
- Backwater valve present
- Upgraded 1 inch water main for improved water flow

INCLUSIONS

- All electrical light fixtures and window coverings
- All appliances including: Built-in SubZero Fridge with two fridge drawers and two freezer drawers, Miele 48-inch Duel Fuel Range: 6 burner gas range plus range-top grill, gas oven and microwave oven, Wolf range hood, Miele Combi Steam 30-inch wall oven, 2 x Miele Warming Drawers, Miele Coffee Maker, Miele Dishwasher, Electrolux Washer and Dryer, Kitchen Aid Garburator, Marvel Wine Fridge
- Wall mounted TV in the family room (LG TV including wall mount)
- Paramount Heat Lamp in garden
- Vermont Castings Signature Series BBQ
- Orbits Sprinkler System
- Garage door opener with remote control

EXCLUSIONS

- All interior and exterior furnishings
- Weber Green Egg BBQ
- Blackstone BBQ
- Dry bar furniture in the family room

****Furniture may be purchased, please discuss with listing agent if interested**

RENTAL ITEMS

- Hot Water Tank

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



FLOOR PLANS



LOT

- 50 x 130 Feet

POSSESSION

- 60-90 Days

COOLING

- Central Air

TAXES

- \$22,495.84 (2024)

HEATING

- Gas/Forced Air

PARKING

- Private driveway with 2 car parking, plus 1-car integrated garage



ELEVATE YOUR EXPECTATIONS



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