



32 PARKHURST BOULEVARD  
LEASIDE





## PARKHURST, PERFECTED

Situated on one of South Leaside's most picturesque and established streets, 32 Parkhurst Boulevard is a beautifully, uniquely renovated four-plus-one-bedroom, five-bathroom home that blends thoughtful design with exceptional functionality. Set on a deep, professionally landscaped lot with a commanding presence and mature trees, this residence offers over 4,000 square feet of living space curated for modern family life, effortless entertaining, and long-term comfort.

A gracious foyer opens to a bright and flowing main level, where natural light, generous proportions, and cohesive finishes define the experience. Heated limestone flooring spans the principal rooms. The living room features a decorative wood-burning fireplace framed by slate and travertine, along with large south-facing windows that overlook the tree-lined streetscape. Opposite, the dining room offers classic detailing with crown moulding, pot lights, and a refined chandelier, creating a setting equally suited for everyday meals or formal gatherings.

At the rear of the home, a grand kitchen anchors the heart of the house. Outfitted with custom cabinetry, expansive counters, and professional-grade appliances, it is a true hub for both culinary exploration and family connection. An eat-in area offers casual dining options, while direct sightlines to the adjoining family room and walk-out to the rear garden allow for seamless indoor-outdoor living and dining. The family room is both inviting and practical, complete with a gas fireplace, custom-built-ins, and full-height windows that fill the space with natural light.

A stylish powder room with heated floors and custom vanity completes the main level, while a thoughtfully designed side entry mudroom with high ceilings and built-in storage ensures everyday convenience.

Upstairs, the second level is tailored for privacy, rest, and refined daily living. The primary suite is positioned at the rear of the home with garden views and features engineered walnut flooring, a tray ceiling, in-ceiling speakers, pot lights, and ample closet space, including a spacious walk-in with built-ins. The ensuite bathroom is a true retreat, with heated travertine floors, a custom double vanity, heated towel racks and a tub-shower combination surrounded by mosaic tile.

Three additional bedrooms complete the upper level, each featuring custom-engineered walnut flooring, generous closets with custom organizers, in-ceiling speakers, and an abundance of natural light. Two elegant full bathrooms serve these rooms, each with heated floors, heated towel racks, custom vanities, and premium finishes. A built-in linen unit with a folding surface at the top of the stairs adds everyday utility for busy family living.

The lower level expands the home's flexibility, with a spacious recreation room featuring above-grade windows, a gas fireplace, and a separate walk-out to the backyard, ideal for extended family living, future nanny or in-law suites, or simply a dynamic family space. The additional bedroom is finished with in-ceiling speakers, closet storage, offers abundant natural light, and is served by a full bathroom with a heated towel rack and custom finishes. A well-appointed laundry room with a side-by-side washer/dryer, laundry sink, and built-in cabinetry provides maximum function. A cold storage/wine room and multiple storage zones complete the level.

Outside, the rear garden and deck offer privacy and space for entertaining, dining, or a quiet retreat. Mature trees create a lush, private setting, while the beautifully finished deck includes both a dining area and a separate lounge with an outdoor fire table. The deep, pool-sized lot features a generous stretch of lawn, perfect for kids and pets. Whether entertaining guests or enjoying a quiet evening outdoors, this backyard delivers everyday function with exceptional outdoor living potential.

Positioned within walking distance of Howard Talbot Park, Bayview's shops and dining, and top-tier elementary and high schools, 32 Parkhurst Boulevard delivers timeless charm and everyday luxury in one of Toronto's most cherished neighbourhoods, a rare opportunity for those seeking a true family home in the heart of it all.













## FEATURES OF 32 PARKHURST BOULEVARD

### Main Level

- Foyer: Gracious front entry with clear sightlines to the rear garden; heated travertine floors provide warmth and continuity across the main level.
- Living room: Bright and inviting formal space overlooking Parkhurst Boulevard; wood-burning fireplace with slate and travertine surround; crown moulding and pot lights add architectural refinement.
- Dining room: Elegant and well-proportioned with crown moulding, heated floors, pot lights, and a custom ceiling medallion framing a statement chandelier; wide south-facing window draws in natural light.
- Powder room: Discreetly located off the main hallway; features heated travertine flooring, custom vanity with stone counter, pot lights, and window for natural ventilation.
- Kitchen: Expansive and professionally designed; custom cabinetry, ample counter space, large island, and premium, professional-grade stainless steel appliances and dual sinks; pendant lighting adds visual warmth and definition.
- Eat-in dining area: Casual, family-friendly nook with room for everyday meals; seamless connection to kitchen and family room enhances functionality and flow.
- Family room: Comfortable and bright, designed for modern living; gas fireplace with custom-built-ins; in-ceiling speakers, pot lights, and oversized windows overlooking the backyard; walk-out to rear deck for seamless indoor-outdoor entertaining.
- Mudroom: Practical side entrance with travertine floors, high ceilings, custom- built-in storage, and a closet, which is perfect for coats, boots, and seasonal gear.

### Second Level

- Primary bedroom: Located at the rear for privacy and garden views; features engineered walnut flooring with oiled finish, tray ceiling, pot lights, in-ceiling speakers, and dual closets with built-in organizers; walk-in closet with custom millwork provides extensive storage.
- Primary ensuite: Spa-like retreat with travertine flooring, heated towel rack, custom double vanity with built-in storage, and a shower-tub combination with mosaic tile surround; large windows overlook the backyard.
- Second, third, and fourth bedrooms: Each features oiled walnut flooring, in- ceiling speakers, pot lights, and custom closets with built-in organizers; front-facing rooms offer lovely Parkhurst views and abundant natural light.
- Second-floor bathrooms: Two additional well-appointed full bathrooms with travertine flooring, heated towel racks, custom vanities, and generous natural light; one features vaulted ceilings and a decorative circular window for architectural interest, the other features heated floors, a soaker tub and a separate walk in shower.
- Linen station: Custom-built-in linen cabinetry at the top of the stairs with counter space for folding and towel storage.

### Lower Level

- Recreation room: Spacious and versatile with above-grade windows offering west and north exposure; gas fireplace, pot lights, and walk-out to the rear garden; perfect as a playroom, media room, or home gym. A wet bar rough-in is present.
- Lower-level bedroom: Bright and functional guest or in-law suite with window, closet with built-ins, and in-ceiling speakers.



- Bathroom: Full three-piece bathroom featuring tile flooring, custom vanity with stone counter, mosaic backsplash, pot lights, and heated towel rack.
- Laundry room: Highly functional with tile flooring, side-by-side Whirlpool Duet washer and dryer, laundry sink, built-in cabinetry, and integrated floor drain.
- Cold storage/wine room: Dedicated storage space ideal for wine or seasonal goods.

### **Outdoor & Lot**

- Backyard: Expansive backyard framed by mature trees for privacy and greenery; large deck with separate dining area and lounging zone with fire table; ample lawn space ideal for pets, play, or future enhancements such as a pool or garden studio.
- Front porch & deck: Structurally sound concrete porch with stone façade and wide steps; rear deck accessed from family room provides perfect transition to outdoor living.
- Irrigation system: Connected to cistern below the porch (currently not in use); designed for eco-conscious lawn and garden care.

### **Home Systems & Mechanics**

Every element of 32 Parkhurst has been carefully maintained, upgraded, or thoughtfully designed to provide long-term comfort, safety, and efficiency. The following outlines the full scope of infrastructure, mechanical systems, and smart design features integrated throughout the home.

#### **Electrical System**

- 200-amp electrical service with overhead 120/240V power supply.
- Modern copper wiring throughout with properly grounded three-prong outlets.
- All 240V circuits (for heat pump, stove, oven, dryer, generator panel) are protected by correctly rated breakers.
- The main circuit breaker panel is located in the basement mechanical room, adjacent to a secondary generator panel.
- Generator-ready setup: previously connected to a gas-fired backup generator (since removed) – critical systems like the kitchen, sump pump, and heating were supported; system can be reinstated if desired.
- Extensive indoor and outdoor pot lighting, with custom lighting fixtures throughout.
- Wired in-ceiling speakers are present on all floors
- Smoke and carbon monoxide detectors installed on all levels (hardwired).

#### **Heating Systems**

- Primary heating system: wall-mounted gas-fired hydronic hot water heater, installed in 2007.
- Provides radiant floor heating for both the main and lower levels.
- Supplies domestic hot water via an integrated heat exchanger.
- Exhaust vented through plastic piping via the east chimney.
- Expansion tank, automatic water regulator, and pressure release valve in place to manage system pressure.
- Radiant in-floor heating zones:
  - o Zone 1: Main level.
  - o Zone 2: Lower level.
  - o Zone 3: Primary ensuite and second bathroom.
- Radiators are also in use on the second level in all bedrooms
- The attic-mounted heat pump heats and cools all three levels

## Cooling & Ventilation

- New attic-mounted heat pump system installed for heating/cooling all levels with a 5-ton capacity.
- Vents supply air through ceiling registers, and condensate line drains into waste plumbing in the attic.
- Heat Recovery Ventilation (HRV) system installed in attic that continuously exchanges stale indoor air with fresh outdoor air while conserving energy.
- Ceiling vents and natural cross-ventilation further improve air flow on all levels.

## Plumbing

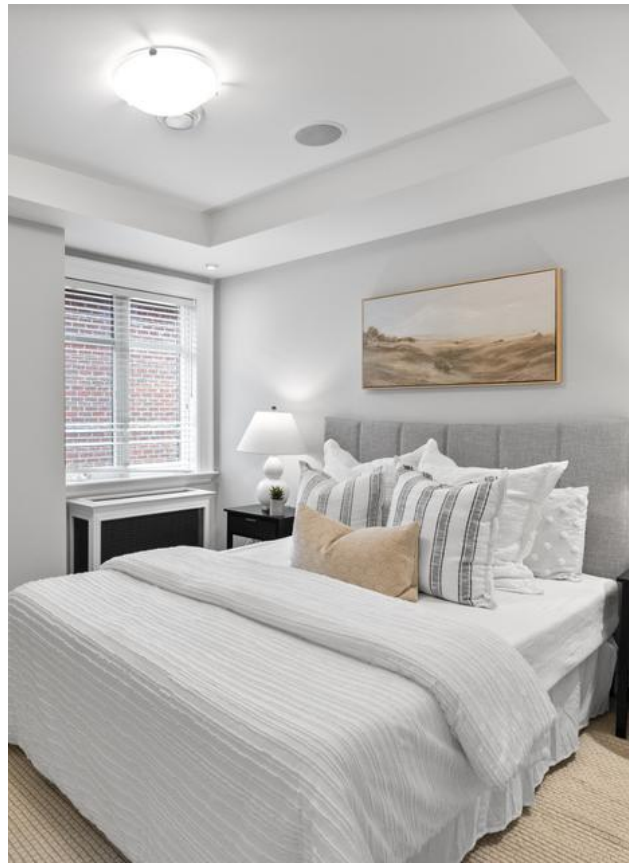
- Incoming water service: ¾-inch copper main line from the City of Toronto.
- Drainage: Wastewater piping made of modern ABS plastic.
- Backwater valve installed on main sewer line to protect against municipal sewer backup.
- Hot water heater: Serves both domestic hot water and the heating system.
- Basement sump pump installed and discharges into the front yard cistern system.
- Cistern system (under front porch): Collects rainwater and water discharged by the sump pump. Historically used to irrigate lawns and gardens via a pump mechanism. (Cistern has self-draining overflow)

## Additional Features

- Central vacuum system installed with ports on all levels.
- Whirlpool Duet washer and dryer in dedicated laundry room with floor drain and ample built-in storage.
- Exterior gas line in place for barbecue or potential future generator hookup.
- Alarm system installed (monitoring service optional)
- Security camera system













## **INCLUSIONS**

- KitchenAid professional-grade induction cooktop (built-in, 5 burner)
- KitchenAid stainless steel range hood
- KitchenAid convection wall oven (built-in)
- KitchenAid speed oven (built-in microwave/oven combo)
- KitchenAid warming drawer (built-in)
- KitchenAid under-counter wine fridge
- KitchenAid built-in dishwasher
- KitchenAid French door refrigerator and bottom freezer
- Whirlpool Duet front-loading washer
- Whirlpool Duet front-loading dryer
- Hydronic hot water heating system (radiant floor heating – main & lower levels) and related equipment
- Attic-mounted heat pump system (main & second floor heating/cooling) and related equipment
- Heat Recovery Ventilation (HRV) system and related equipment
- Central vacuum system, attachments, and related equipment (not currently in use, equipment as is)
- Alarm system equipment (monitoring contract extra) + security cameras and related system/equipment
- Sump pump, backwater valve system, and related equipment
- Hot Water Tank and related equipment
- All custom built-in cabinetry throughout
- Built-in closet organizers in all bedrooms (where present)
- In-ceiling speaker system (living room, bedrooms, family room, etc.) and related equipment (not currently in use, equipment as is)
- All custom light fixtures, pot lights & ceiling medallions
- All window coverings (where installed)
- All bathroom mirrors and vanity fixtures
- Fireplaces (1 wood-burning in living room [sealed off])
- 2 gas fireplaces in family room & basement) and related equipment
- Rear deck and outdoor fire table (as installed)
- Existing landscaping and hardscaping
- Cistern and irrigation system (as installed)(equipment as-is)
- Exterior gas line for barbecue or future generator hookup
- All exterior light fixtures
- Three garden sheds currently on site

## **EXCLUSIONS**

- All furniture (interior and exterior)
- All wall hanging art
- Quartz stones in gardens

## **LEGAL DESCRIPTION**

- PT LT 766 PL 1908 TWP OF YORK; PT LANE PL 1908 TWP OF YORK BTN DONEGALL DR & FLEMING CRES CLOSED BY TL4256 AS IN TL39422; TORONTO , CITY OF TORONTO



# 32 PARKHURST BOULEVARD

## Floor Plans



### LOT

- 41.17 x 130 Feet

### POSSESSION

- 30-60 Days

### ACCESS

- Home is uniquely accessible from both Parkhurst Boulevard and Fleming Crescent (Although not a corner lot)

### TAXES

- \$14,671 (2024)

### PARKING

- Private driveway with parking for up to 3 cars (size dependent)



## ELEVATE YOUR EXPECTATIONS



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