



# 3 Burnham Road

BENNINGTON HEIGHTS



# Exclusive Living in Bennington Heights

Discover your dream home in the sought-after Bennington Heights neighbourhood of central Toronto. Nestled on a quiet, tree-lined street, this classic residence offers serene living with lush green views. Just moments from local shops, restaurants, and natural green spaces like Moore Park Ravine, this home provides a peaceful retreat in the city. Enjoy the convenience of Bayview Ave just up the road for all your needs, as well as nearby top-rated schools, making Bennington Heights the perfect family oasis.

4 + 1  
*Bedrooms*  
2  
*Storeys*

50 feet x 120 feet  
*Lot Size*

2  
*Bathrooms*  
4  
*Parking Spaces*



# Summary

## OVERVIEW

- 4 Bedrooms
- 2 Bathrooms
- Premium Building Location
- Large, Secluded Backyard

## INTERIOR

- Updated kitchen with breakfast nook & garden views
- Formal dining room with crown moulding & mature tree views
- Finished lower level, bright recreational room with walk-out to backyard
- Brightly lit interior with strategic window placement for ideal views
- Living room features hardwood floors with a wood-burning fireplace
- Primary bedroom has ample space and includes double closets
- Great storage options throughout home, custom shelving equipped in laundry room

## LOCATION

- Located in the highly sought-after Bennington Heights neighbourhood
- Surrounded by parks and greenery such as Moore Park, & The Evergreen Brickworks
- Great proximity to highly regarded public and private schools such as Bennington Heights Elementary School, Leaside High School, UCC, Branksome Hall, & TFS

## EXTERIOR

- Stone pathway connecting yards
- Private backyard with tranquil views and large stone patio
- Pristine front garden with private parking for 4 cars
- Quiet, tree lined street with lush surroundings
- Attached garage with side entrance to garden

**\$11,473.24**  
*Taxes (2023)*

**Forced Air**  
*Heating*

**October 2024**  
*Possession*

**Central Air**  
*Cooling*

Discover your dream property in the highly sought-after Bennington Heights neighbourhood of central Toronto. This classic four-plus-one-bedroom residence, with its generous 50-foot frontage and 120-foot depth, offers a rare opportunity to enjoy serene living just moments away from fantastic local shops and restaurants just north on Bayview Avenue. Nestled on a quiet, tree-lined street, this home is surrounded by lush greenery, providing a peaceful retreat amidst the city bustle.

The front garden welcomes you with pristine landscaping, private parking for three cars, and an attached garage with a convenient side entrance to the rear garden. Step inside to find large, sunlit rooms, thanks to the many windows on both floors. The living room, with its serene garden views, is perfect for entertaining and features rich hardwood flooring and a central wood-burning fireplace.

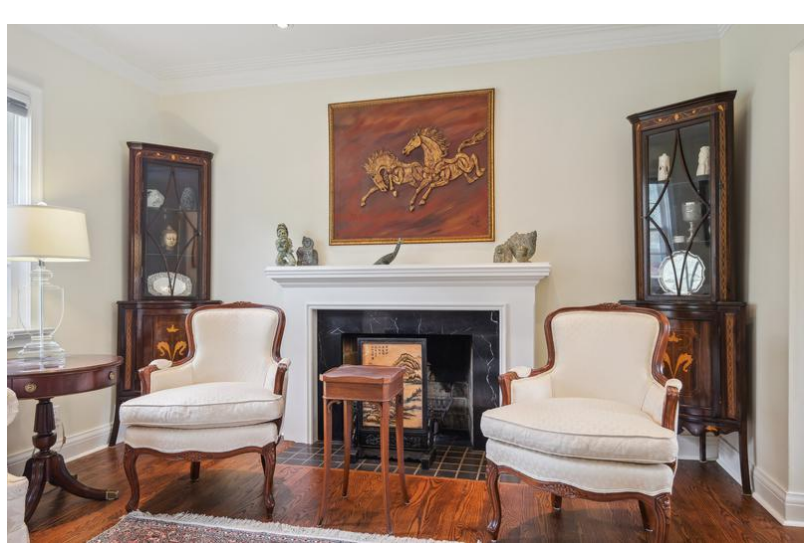
The formal dining room boasts crown moulding and views of mature trees to the generous, south-facing yard. The updated eat-in kitchen includes a cozy breakfast nook for casual dining with garden views. Thoughtfully designed cabinetry, open shelving, and pantry space add to the kitchen's appeal. A side entrance leads to the outdoor barbecue area, with a large stone patio ideal for hosting gatherings.

Upstairs, you'll find four spacious bedrooms with hardwood flooring. The primary bedroom has double closets and ample space for a king-sized bed. A nearby four-piece bathroom features classic tiled flooring and vanity lighting. The three additional bedrooms offer versatile spaces for various needs. The fourth bedroom, currently established as a family room, can be imagined as a home gym, kids' space, or more.

The finished lower level is essentially above grade for the back portion of the home. It provides a bright additional living space with wonderful light and a walk-out to the backyard. The recreation room offers ample space to relax, with storage beneath the stairs. A fifth bedroom with a semi-ensuite bathroom is perfect for guests or as a nanny suite, with its own entrance from the backyard. The laundry room includes a sink and built-in shelving for neat storage and a very tidy mechanical room behind, showcasing how well-maintained the home is.

Bennington Heights is close to natural green spaces like the Moore Park Ravine and Evergreen Brick Works, offering hiking, biking, dog walking, and picnicking. Families will appreciate the highly regarded public and private schools nearby, including Bennington Heights Elementary School, Bessborough Middle School, and Leaside High School. Renowned private schools like UCC, Crescent, Branksome, Havergal, BSS, TFS, and Greenwood are also conveniently located nearby. Known for its combination of incredible homes, beautiful greenery and rich history, Bennington Heights is a special community to consider calling home!















# OUTDOOR OASIS

The backyard is a wide open green space with limitless opportunity! It is tranquil, leafy and fully fenced, offering complete privacy from the neighbouring homes. A stone pathway from both sides of the home leads to the front.





## INCLUSIONS

- All electric light fixtures and window coverings, except where excluded
- All kitchen appliances including:
  - GE stainless steel electric range stove
  - GE stainless steel fridge
  - GE stainless steel dishwasher
  - Insinkerator food waste disposer
  - Garage door opener

## EXCLUSIONS

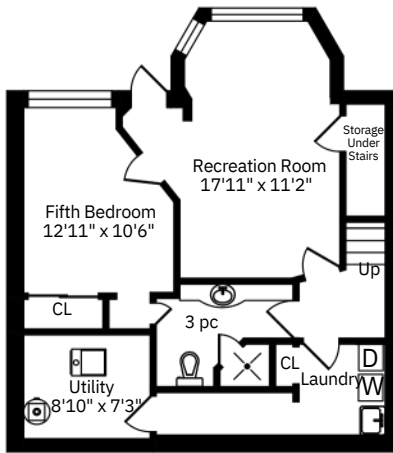
- All art, furniture, and staging items
- Dining room light fixture

## IMPROVEMENTS

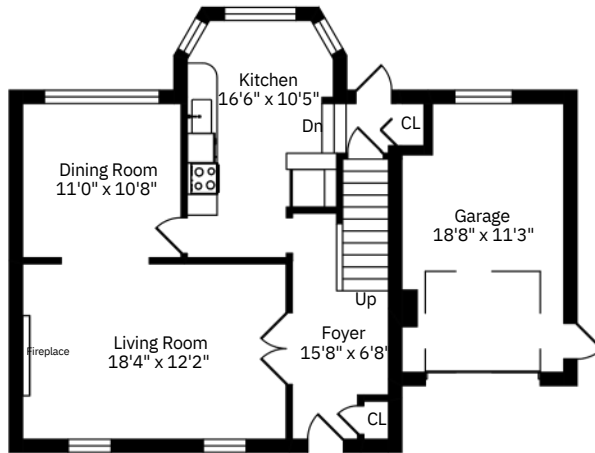
- Interior Painting on main and second floor (June 2024)
- Exterior Painting (July 2023)
- New Roof (September 2021)
- New Front Steps (August 2021)
- Kitchen Appliances (2016)
- Patio/Walk (2007)
- Furnace (2005)
- Extension in the back of kitchen for breakfast area



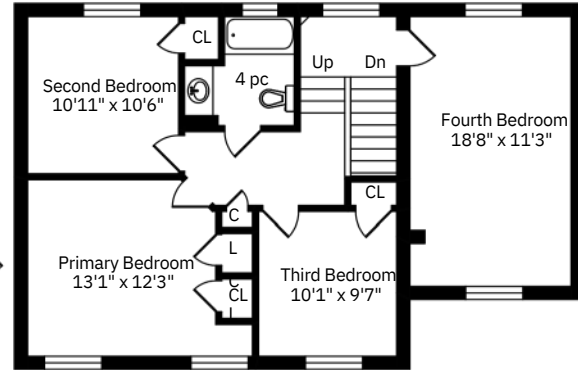
# Floor Plan



Lower Level  
740 Square Feet



Main Floor  
750 Square Feet  
+240 Garage



Second Floor  
948 Square Feet



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