



90 SUTHERLAND DRIVE

SOUTH LEASIDE



ELEGANT LEASIDE HOME

Perfectly situated in the heart of South Leaside, this detached three-bedroom home has stunning curb appeal, a private drive, and ample parking offering 2,875 square feet of living space spanning three levels. The main level offers an ideal layout with a warm foyer, a spacious living room with hardwood floors, a character-filled wood burning fireplace and a large south-facing bay window that floods the space with natural light. The dining room overlooks the living room and is complete with hardwood floors and crown moulding, an ideal space for entertaining.







SPACIOUS LIVING & CONVENIENCE

The inviting rear of the home boasts a large, well-positioned kitchen with a breakfast island with ample seating and an abundance of cabinetry and storage. It overlooks the sun-filled family room featuring french doors and windows with captivating views of the expansive stone patio and beautiful rear gardens. A two-piece powder room and a convenient side entry complete the main level.

The second level is equally impressive and boasts a spacious primary bedroom overlooking the tree-lined rear gardens, with a walk through closet and three-piece ensuite bathroom. Two additional bedrooms offer ample space and are in close proximity to a shared four-piece bathroom.

The lower level adds to the home's allure with a spacious additional bedroom with a wall of closets, laundry space and a large utility and storage space.

With its seamless blend of modern comforts, classic charm, and a prime location, this home is not to be missed. It is in the school district for Rolph Road Elementary School, Bessborough Middle School, and Leaside High School. It is also in close proximity to top private schools and just steps from TTC and the vibrant shops and restaurants of Bayview Avenue.

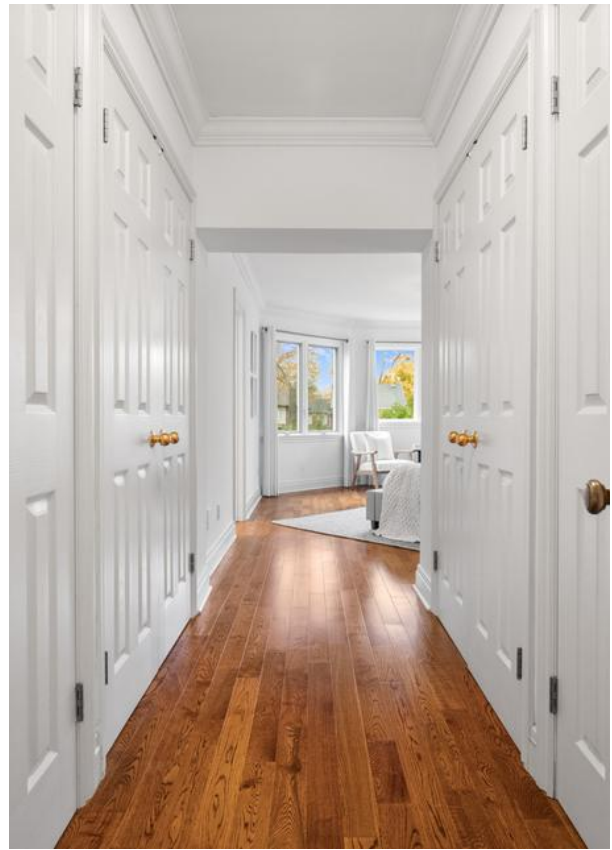
















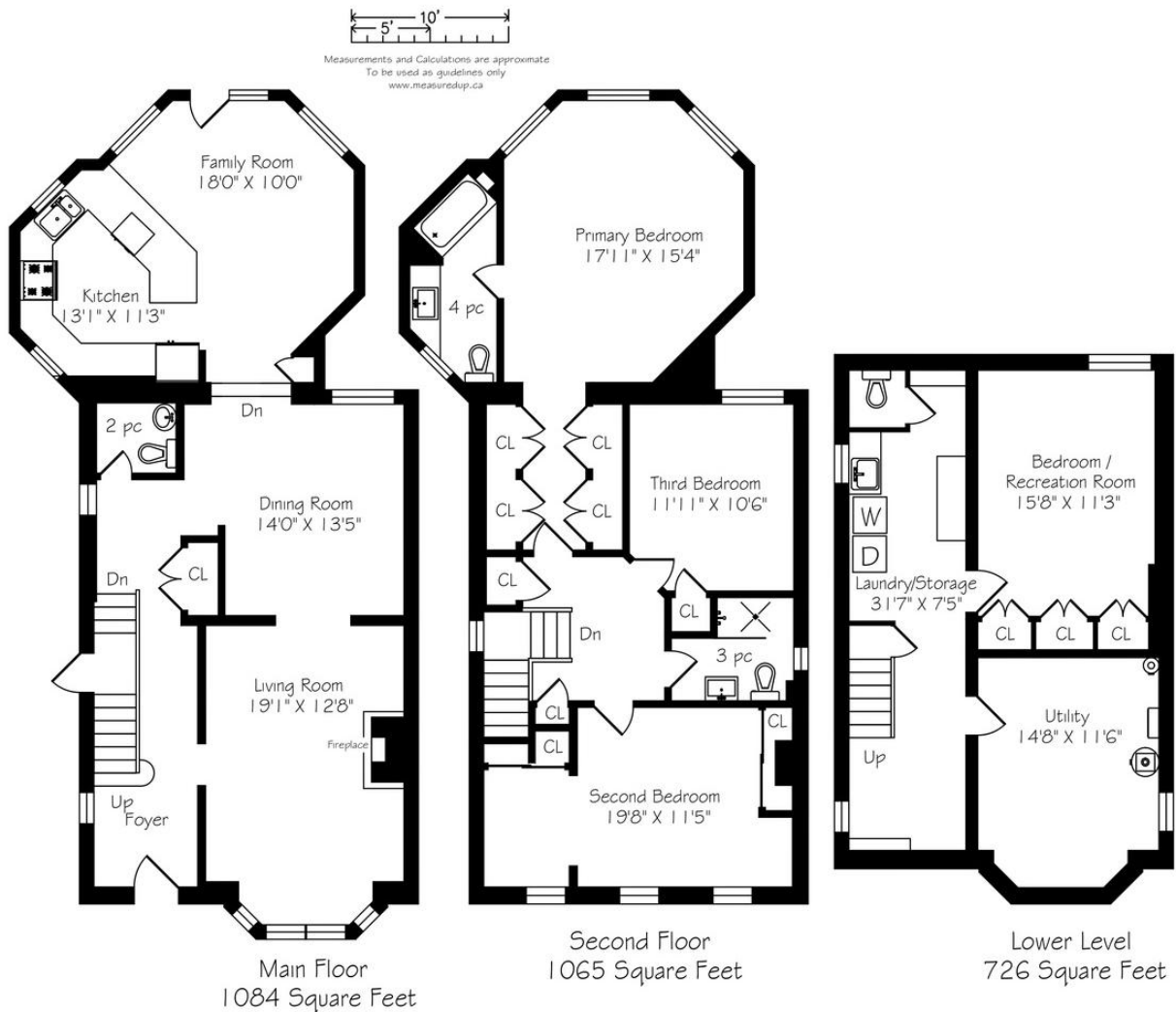




INCLUDED FEATURES

- Fantastic curb appeal with a private driveway and parking
- Located in desirable South Leaside
- Warm and inviting foyer with tiled floor
- Convenient side entrance
- Bright living room with hardwood floors, crown moulding, wood burning fireplace and a large bay window overlooking the front gardens
- The formal dining room opens into both the living room and family room with hardwood floors, crown moulding making it ideal for entertaining
- The eat-in kitchen offers an abundance of cabinetry and counter space with a large breakfast island overlooking the family room
- The spacious family room boasts hardwood floors, numerous windows overlooking the rear gardens
- Conveniently tucked away two-piece powder room
- The primary bedroom is housed at the rear of the home and offers an abundance of natural light and space, featuring a walk through closet, and a three-piece ensuite bathroom
- Two other well-proportioned bedrooms with ample storage space and close proximity to a four piece bathroom
- The lower level features an additional bedroom with an above-grade window and wall of closets
- Laundry space with a laundry sink
- The property boasts exquisite rear gardens featuring a spacious stone patio, complemented by a large garden shed, the outdoor space is enriched with a variety of trees, shrubbery, and garden areas, crafting a serene and private haven.
- Situated near top-rated public and private schools and in the district for Rolph Road Elementary School, Bessborough Middle School and Leaside High School.
- Just steps away from the shops and restaurants of Bayview Avenue, the TTC, Leaside Memorial Gardens and Community Centre, and Trace Manes Park with tennis courts, playground, baseball diamond and library.

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TAXES

- \$9,155.70 (2024)

POSSESSION

- 30 days or TBD

HEATING

- Gas-fired water heater
- In floor radiant heating

EXCLUSION

- Light fixture in primary bedroom

PARKING

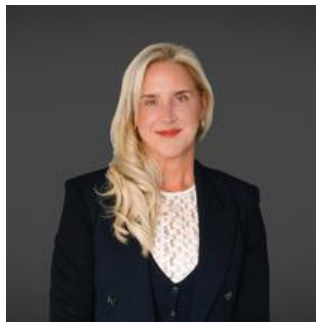
- Private driveway with parking for one car

INCLUSIONS

- Jenn-Air Stove
- Nutone hood fan
- Stainless steel refrigerator
- Maytag dishwasher & washer
- LG dryer
- All electric light fixtures (except primary bedroom light fixture)
- All window coverings
- Central Vac and related equipment
- Garden stone fountain
- Garden shed



ELEVATE YOUR EXPECTATIONS



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REAL ESTATE TEAM

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