



24 HEATHER ROAD  
LEASIDE

## 24 HEATHER ROAD

Nestled on a charming, family-friendly, low-traffic street in desirable South Leaside, 24 Heather Road is a thoughtfully updated home offering a rare blend of warmth, functionality, and style. With beautifully proportioned principal rooms and exceptional flow, this residence is perfect for both relaxed family living and refined entertaining. A spectacular private backyard feels worlds away from the city and yet is just minutes from downtown. 24 Heather Rd is a rare find in a prime Toronto neighbourhood location.

The main floor offers both excellent formal and informal living spaces, featuring a formal living room and a welcoming great room that's perfect for entertaining. Enjoy seamless access to the backyard from the kitchen, dining, and family room, creating a natural extension to outdoor living. Everyday functionality is enhanced by direct access to the garage, a 2-piece powder room, and a walk-in front closet.



Upstairs, four generously sized bedrooms are complemented by a cleverly designed 3-room bath and a skylight that fills the space with natural light. Each bedroom offers ample closet space, providing plenty of storage and flexibility for a growing family. The primary bedroom features a reading nook and a large walk-in closet.

The lower level is fully finished with heated floors throughout. Enjoy a spacious rec room with built-in bookshelves, a home gym or 5th bedroom, 3-piece bath, temperature-controlled wine cellar, and ample storage. A sump pump and laundry room round out this level.

Situated on a rare 44 x 150-foot lot, the backyard has been professionally landscaped to create a true country-like escape in the heart of the city. This oversized, exceptionally private outdoor space features distinct zones for cooking, dining, lounging, and play. Enjoy a high-end outdoor kitchen with built-in BBQ, a dedicated dining area, an inviting outdoor living room, and a generous green space perfect for children to play or for the addition of an in-ground swimming pool. In-ground irrigation and landscape lighting systems in both the front and back yards provide added ease and year-round enjoyment.

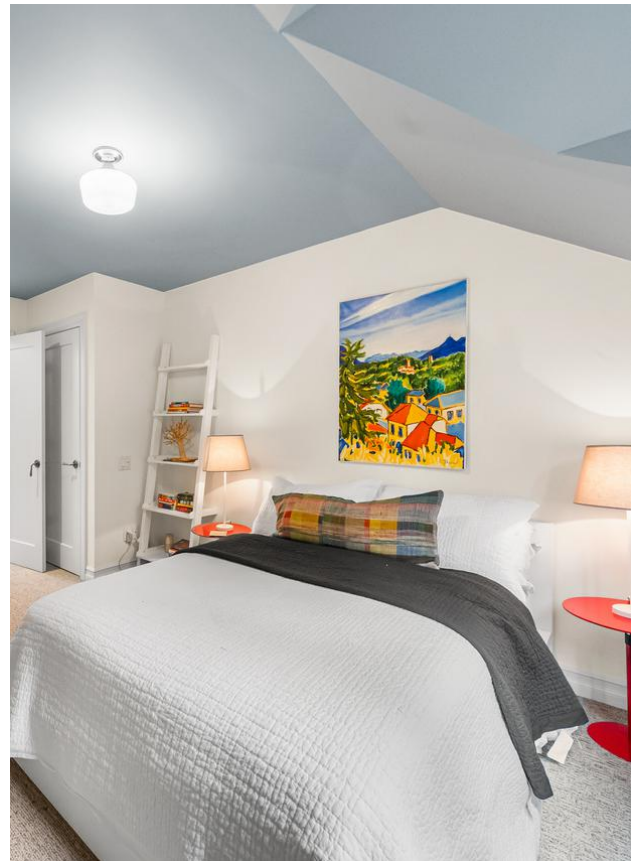
Recent mechanical upgrades include a furnace and water heater installed in 2012. The property also includes premium appliances such as a KitchenAid fridge/freezer, Dacor 5-burner gas cooktop and hood, Miele dishwasher, built-in KitchenAid microwave/oven, LG laundry set, and an Eco Water treatment system.

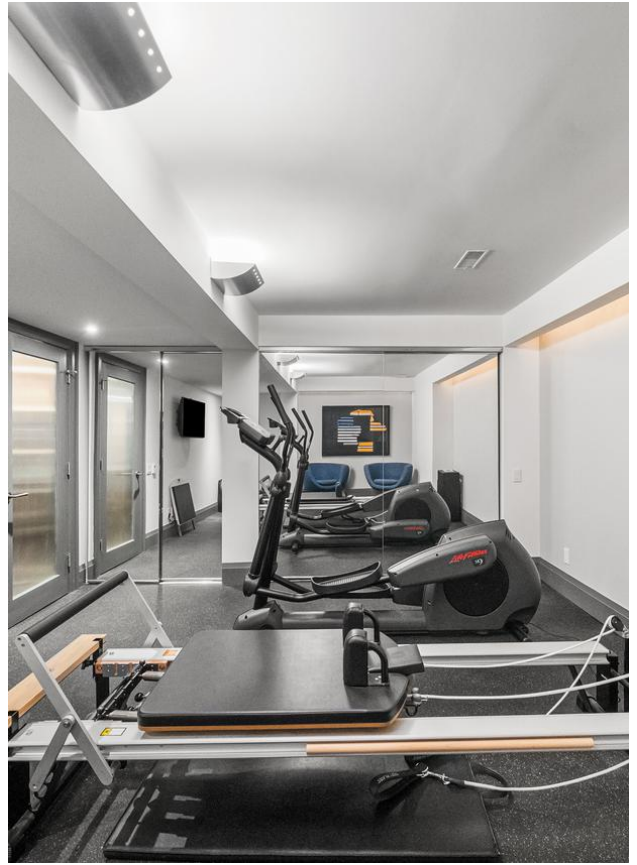
This stunning home is the perfect blend of luxury, functionality, and family-friendly living, a truly turnkey opportunity in one of Toronto's most sought-after neighbourhoods. Ideally located close to top-rated schools, beautiful parks, and all the amenities that make midtown living so desirable.















## **NOTABLE FEATURES OF 24 HEATHER ROAD**

### **MAIN FLOOR**

- Seamless access to the backyard from the kitchen, dining room, and family room
- 2-piece powder room
- Walk-in closet at the entry
- Spectacular private back yard, doesn't feel like you are just 10 mins from downtown
- Direct access from the garage

### **SECOND FLOOR**

- Four spacious bedrooms
- Primary bedroom with walk-in closet
- Thoughtfully designed 3-room bathroom
- Skylight offering natural light and architectural interest

### **LOWER LEVEL**

- Recreation room with built-in bookshelves and heated floors
- Home gym with heated floors
- Temperature-controlled wine cellar
- 3-piece bathroom with heated floors
- Functional laundry room
- Ample storage space
- Equipped with a sump pump for added peace of mind

### **OUTDOOR LEVEL**

- Fully Landscaped Yard: Spacious and private, designed for relaxation and entertaining.
- Outdoor Sonos speakers, outdoor lights, and a flagstone patio
- Outdoor stone kitchen with barbeque and 2 burner cook top
- In-ground irrigation system.

### **ADDITIONAL HIGHLIGHTS**

- Furnace and water heater installed in 2012
- Air Conditioner was upgraded in 2017

## **INCLUSIONS**

### **Kitchen Appliances**

- KitchenAid fridge/freezer
- Dacor 5-burner gas cooktop
- Dacor hood range
- Miele dishwasher
- KitchenAid built-in microwave and oven

### **Laundry**

- LG washer and dryer set

### **Additional Systems**

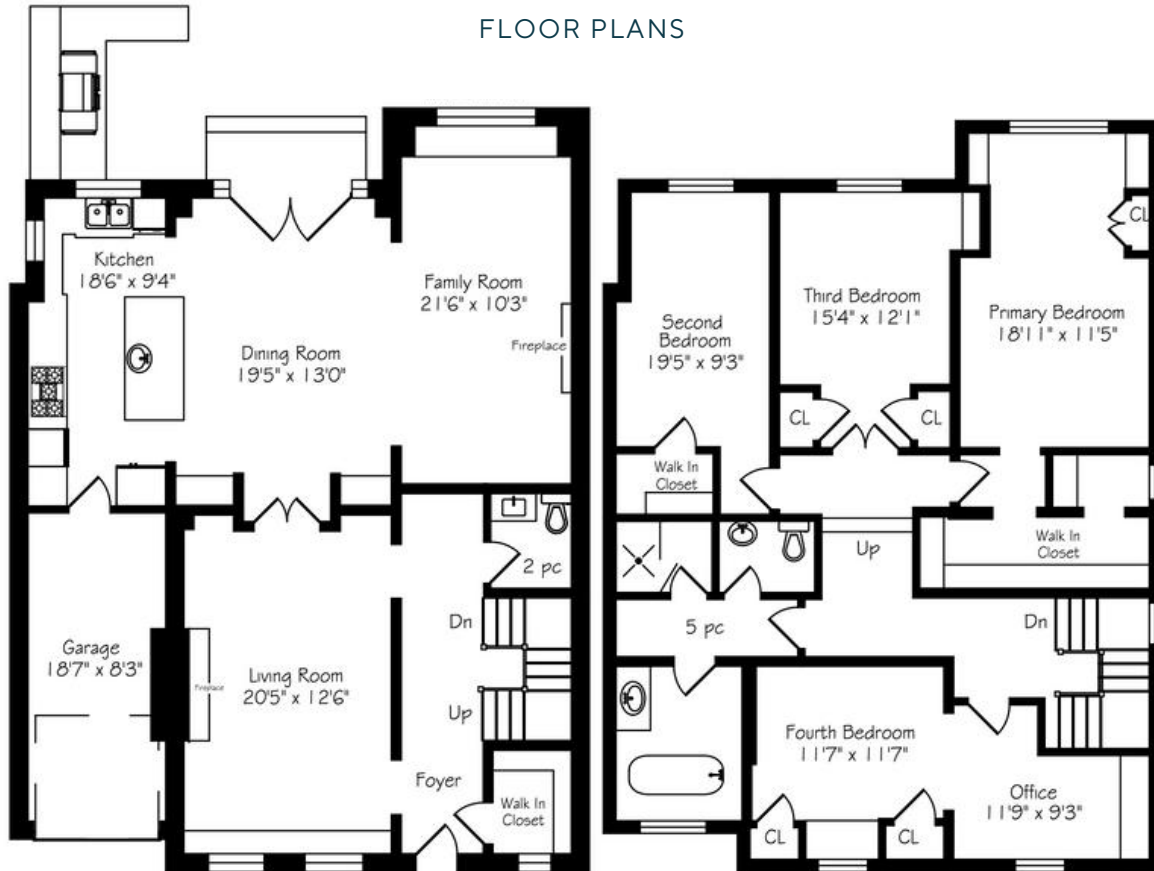
- Eco Water treatment device

## **EXCLUSIONS**

- TV in the basement and family room.
- Duck faucet on island sink
- Chandelier over dining room table

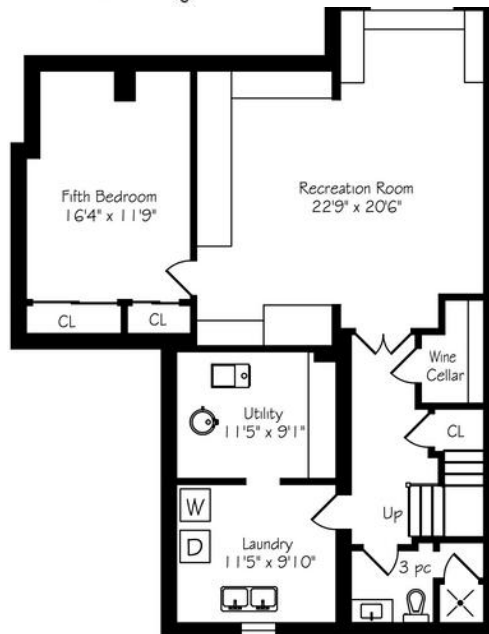
# 24 HEATHER ROAD

## FLOOR PLANS



Main Floor  
1306 Square Feet  
+ 178 Garage

Second Floor  
1423 Square Feet



Lower Level  
1280 Square Feet



## ELEVATE YOUR EXPECTATIONS



Sally Paradine  
Real Estate Agent  
647.697.3291  
[sally@heapsestrin.com](mailto:sally@heapsestrin.com)



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