



169 PARKHURST BOULEVARD

SOUTH LEASIDE





Welcome to 169 Parkhurst Boulevard, an exquisite detached family home in the heart of South Leaside. Nestled within the prestigious Bessborough Elementary and Leaside High School districts, this stunning residence is the perfect opportunity to become part of a vibrant and welcoming community. With beautiful curb appeal, this property features a private interlock driveway with parking for two cars.

Step into the inviting main floor, designed for both comfort and functionality. The open-concept living and dining areas are adorned with hardwood floors and crown moulding creating a warm ambiance. At the rear of the home, the updated eat-in kitchen boasts Caesarstone countertops, ample counterspace, a built-in desk, and opens into a cozy breakfast area. The adjoining family room is a perfect retreat, featuring a gas fireplace and a walk-out to the beautifully landscaped, south-facing garden; a serene setting perfect for family gatherings and entertaining.

The upper level impresses with a spacious primary bedroom suite featuring broadloom, a custom walk-in closet, and a serene retreat in the renovated four-piece ensuite complete with a deep soaker tub, skylight, and a glass-enclosed shower. Three additional well-sized bedrooms share a renovated four-piece bathroom, making it an ideal layout for a growing family.

The lower level offers additional living space with a separate side entrance, a large recreation room, a three-piece bathroom, and a laundry room with extra storage. Great potential with the large lot and neighbouring precedent to increase the square footage. This home is perfectly situated near the shops and restaurants of Bayview Avenue and Laird Drive, and within walking distance to Trace Manes Park and Leaside Memorial Gardens and all the amenities they offer. With easy access to TTC transit, green spaces, and minutes from downtown Toronto, this property offers an ideal combination of comfort and convenience.













KEY FEATURES

- Detached family home with striking curb appeal in the heart of South Leaside
- Located within the highly sought-after Bessborough Elementary and Leaside High School districts
- Private interlock driveway with parking for two cars
- Welcoming main floor with an inviting foyer and ample closet space for storage
- Open-concept living and dining rooms featuring hardwood floors and crown moulding
- Updated eat-in kitchen with Caesarstone countertops, built-in desk area, and stainless steel appliances
- Spacious breakfast area is seamlessly connected to a sun-filled family room with a gas fireplace
- Family room walk-out to beautifully landscaped, private, south-facing backyard with mature gardens
- Convenient two-piece powder room on the main floor tucked away for added privacy
- Spacious primary bedroom retreat with a walk-in closet featuring custom built-in organizers
- Renovated four-piece ensuite in the primary suite, boasting a deep soaker tub under a skylight and a glass-enclosed shower with elegant tile finishes
- Three additional well-sized bedrooms with ample closet space
- An additional renovated four piece bathroom
- Fully finished lower level with a separate side entrance, a spacious recreation room, an updated three-piece bathroom, and laundry room with abundant storage
- Steps to Bayview Avenue and Laird Drive's popular shops, amenities, restaurants, and cafes, offering a vibrant lifestyle just outside your door
- Proximity to Trace Manes Park and Leaside Memorial Gardens, featuring tennis courts, a playground, baseball fields, community centre, and swimming pool
- Easy access to public transit (TTC), green spaces, and just minutes to downtown Toronto

INCLUSIONS

- LG refrigerator
- GE stove
- Haier microwave
- Bosch dishwasher
- LG washer
- LG dryer
- Central vacuum and related equipment
- Furnace and related equipment
- Air conditioner and related equipment
- All electrical light fixtures
- All window coverings

EXCLUSIONS

- Electric car charge

RENTAL ITEMS

- Hot Water Heater \$37.97 (Monthly)

169 PARKHURST BOULEVARD

Floor Plans



TAXES

- \$9,949.67 (2024)

HEATING

- Gas Furnace

PARKING

- Private Driveway

POSSESSION

- 30 Days / TBD

COOLING

- Central air Conditioning



ELEVATE YOUR EXPECTATIONS



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