



16 RUMSEY ROAD

LEASIDE







## WELCOME TO - 16 RUMSEY ROAD A DREAM HOME FOR MODERN FAMILY LIVNG

Welcome to 16 Rumsey Road, an exceptional family home situated on the most desirable street in Leaside. With 4+1 bedrooms and 5 bathrooms, this thoughtfully Peter Higgins designed, Sherwood homes built, home offers space, style, and functionality. The main floor features a grand formal living and dining room, a beautifully renovated open-plan eat-in kitchen, and family room overlooking the large, fully landscaped backyard with a heated stone patio.

The upper level boasts four spacious bedrooms, including luxurious ensuites, and a convenient second-floor laundry room and servery. The lower level has heated floors and offers an amazing recreation room, an additional bedroom and bathroom, a wine cellar, and plenty of storage. The convenient mudroom with direct access from the garage adds practicality, making this home perfect for modern family living.

Located on one of the most desirable streets in South Leaside, 16 Rumsey Rd offers prestige and community charm. This stunning home is the perfect blend of luxury, functionality, and family-friendly living in one of Toronto's most sought-after neighbourhoods.

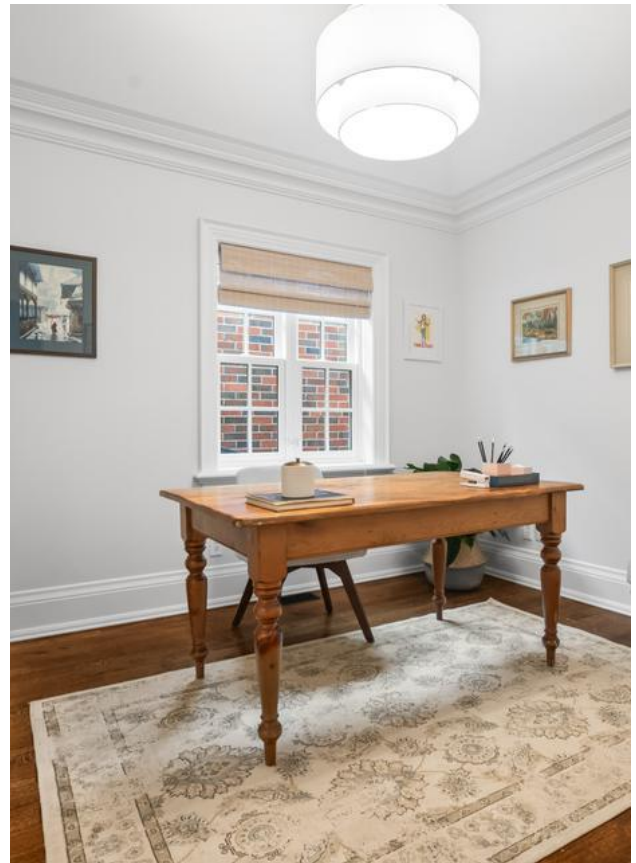


















## **MAIN FLOOR**

- Formal Living & Dining Room: Spacious and elegant, ideal for hosting and entertaining. Bay Window, Marble Gas Fireplace, Cornice moulding, & built in Sonos sound system
- Renovated Eat-In Kitchen: The open-plan design with Florentine cabinetry, marble countertops, integrated appliances, and modern finishes seamlessly connects to a bright breakfast room and a large family room.
- Family Room: Bright and inviting, with Florentine cabinetry, Sonos speaker system, 8' 9" ceiling height, overlooks the backyard, perfect for everyday living.
- Mudroom: Functional space with direct access from the garage, keeping your home organized and tidy.
- Powder room: conveniently tucked away with a pedestal sink, designer wallpaper, and a convenient pocket door.

## **UPPER FLOOR**

- The 2nd floor centres around a bright light in the hallway landing with a full-length skylight.
- Primary bedroom: Light-filled retreat with 11' cathedral ceilings, large walk-in closet, a six-piece spa bathroom replete with clawfoot tub, steam shower, and separate water closet.
- The second bedroom also has an 11' cathedral ceiling, a double closet, and a 4-piece ensuite.
- The Third Bedroom: Generously sized, 11' cathedral ceiling, with a double closet, and access to the 5-piece semi-ensuite.
- The Fourth Bedroom: Double closet with organizers, 11' cathedral ceiling, a large window, access to the 5-piece semi-ensuite.
- Laundry room features side-by-side washer & dryer with storage drawers beneath, built in cabinetry, sink, and granite countertop
- Convenient servery with built-in cabinetry, granite countertop, and KitchenAid bar fridge. Perfect for morning coffee or to prepare a baby's bottle.

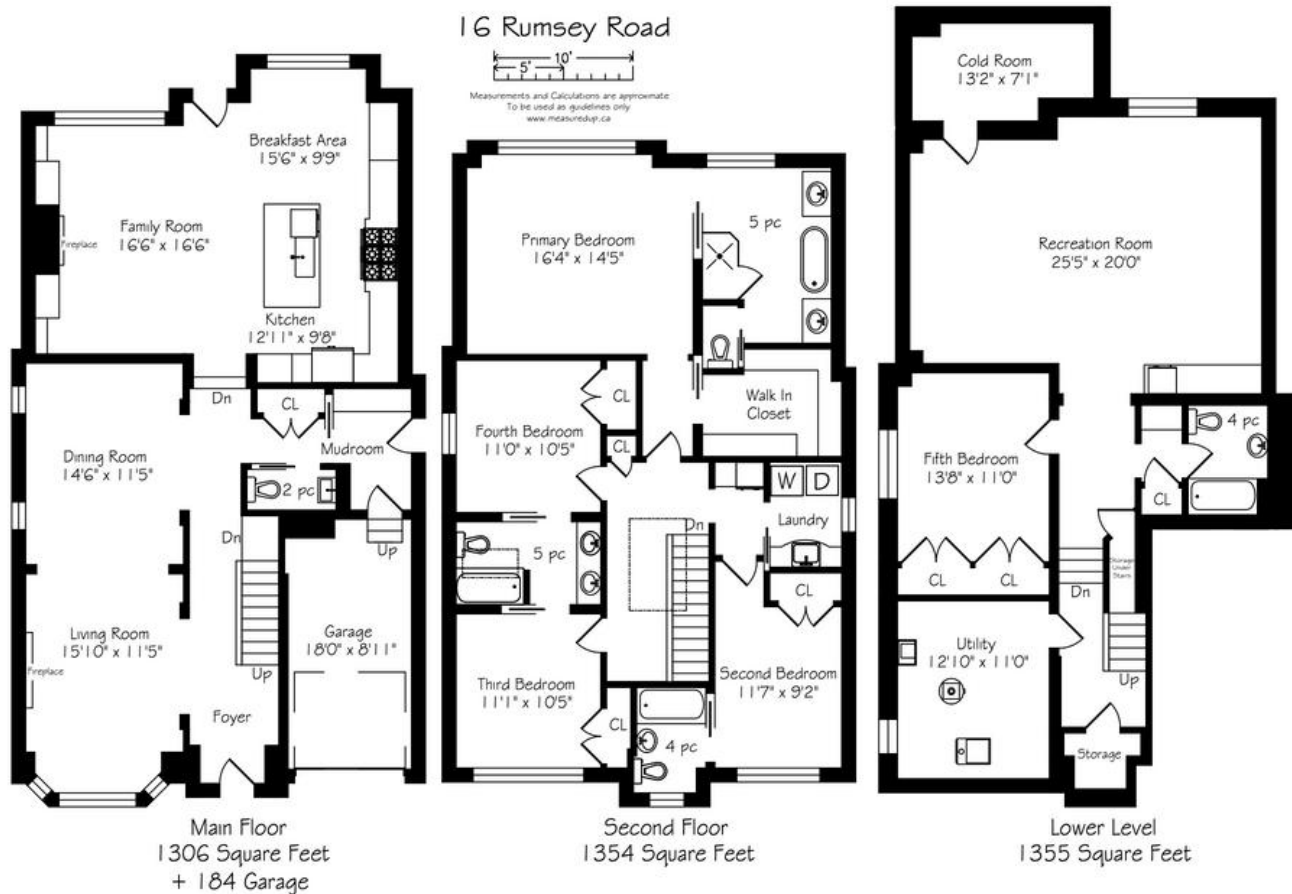
## **LOWER LEVEL**

- With heated floors throughout
- Amazing Rec Room: Perfect for play, relaxation, or movie nights. Large enough for an enormous couch and a pool table. Rec room also features a convenient wet bar with Caesar Stone countertops, a Marvel beverage fridge, and a Panasonic microwave.
- Additional bedroom & 4-piece bathroom: Ideal for guests or a nanny suite.
- Roughed-in Wine Cellar: A sophisticated addition for wine enthusiasts; just add cooling unit and shelving
- Ample Storage: Large storage room and additional luggage room ensure a place for everything.

## **OUTDOOR LIVING**

- Fully Landscaped Yard: Spacious and private, designed for relaxation and entertaining.
- Outdoor Sonos speakers, outdoor lights, and a flagstone patio
- Heated Stone BBQ Patio: Enjoy outdoor living year-round in style and comfort.
- In-ground irrigation system.

# FLOOR PLANS



## ADDITIONAL HIGHLIGHTS

- Avante Security system with wireless monitoring.
- Sonos system, throughout the home
- Crestron lighting system
- Ring Doorbell
- Sump pump with battery backup
- Central Vac is roughed in, but the canister is in "as is" condition.
- Heated floors in the lower level, basement bedroom & bathroom, master ensuite, and the semi ensuite.
- Direct garage access to the house for convenience and security.
- Custom "hidden" pull-out kids sink stools in semi-ensuite.
- Separate side entrance to mudroom

## INCLUSIONS

- All appliances, including the Avante security system, Sonos speakers, and related equipment
- KitchenAid microwave in kitchen and additional fridge in garage.
- All Electric Light Fixtures
- All window coverings except curtains in the primary bedroom (hardware is an inclusion)

## EXCLUSIONS

- Curtains in the primary bedroom (just curtains, not the rod).

## RENTAL ITEMS

- None.









## ELEVATE YOUR EXPECTATIONS



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