



23 DONLEA DRIVE

NORTH LEASIDE





Welcome to 23 Donlea Drive, a lovely home in the heart of North Leaside. Situated on a 35-foot lot with an attached garage and private driveway, enjoy sunny south-facing exposures and mature, well manicured gardens. Set back from the south side of Donlea Drive, west of Hanna, number 23 is a handsome home with undeniable curb appeal.

A generous foyer with a large coat closet, leaded glass window and a modernized staircase welcomes you inside. Bright and sun-filled throughout, there is a heartwarming energy that fills this special home. A lovely living room showcases traditional oak floors, a wood-burning fireplace, and a pretty bay window. The living room seamlessly flows into a dining room that is ready to welcome family and friends for special gatherings. The kitchen is well equipped, featuring an abundance of workspace and storage and is followed by a walkout to a beautiful, private outdoor oasis.

The second floor features a generous primary bedroom with lots of closet space, traditional oak floors, and a large window overlooking the front garden. Two additional bedrooms (one currently fashioned as an office) each have closets and large windows overlooking the backyard. A beautifully renovated three-piece bathroom with heated floors and a large linen closet complete the second-floor plan. At the foot of the basement stairs is a convenient two-piece bathroom followed by a large utility and storage room, a spacious recreation room, a laundry room, and another storage room at the rear of the house.

This is the perfect opportunity to step into a fabulous neighbourhood with a turn-key home where you can live in place, renovate, or eventually build new. Walk to the shops and restaurants of Bayview and just minutes on foot to the upcoming Bayview LRT station. Steps away from coveted Northlea Elementary and Middle School, and Childrens Garden School, and a short drive to top area private schools. This much-cherished home is looking for the next family to call it their own.

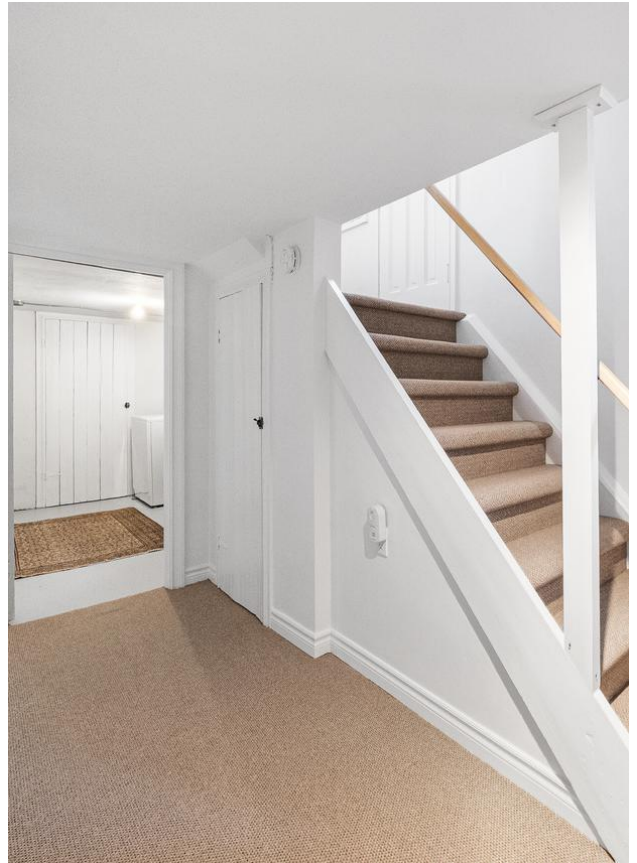












KEY FEATURES

- 35 foot lot with attached garage
- Private driveway with parking for two cars
- Perfectly maintained and updated throughout with lovely manicured gardens
- Upgraded sewer discharge line from house to city line
- Upgraded copper intake line from city to house
- Backflow valve in place
- Updated wiring throughout
- Updated bathrooms
- New refrigerator and dishwasher (2024)
- Spacious foyer with coat closet
- Modernized staircase with black metal hand railing
- Wood burning fireplace
- Bay window overlooking the front garden
- Open concept connection to the dining room
- Well equipped kitchen with ample storage and workspace
- Walk out to lovely deck and private garden oasis
- Primary bedroom with large closet, overlooking the front garden
- Two additional well proportioned bedrooms with closets and south facing windows
- Newly renovated three-piece bathroom with heated floors
- Spacious lower level with a generous recreation room, utility room, laundry room and an abundance of storage
- Properly manicured gardens and a pretty south facing backyard

PROPERTY IMPROVEMENTS

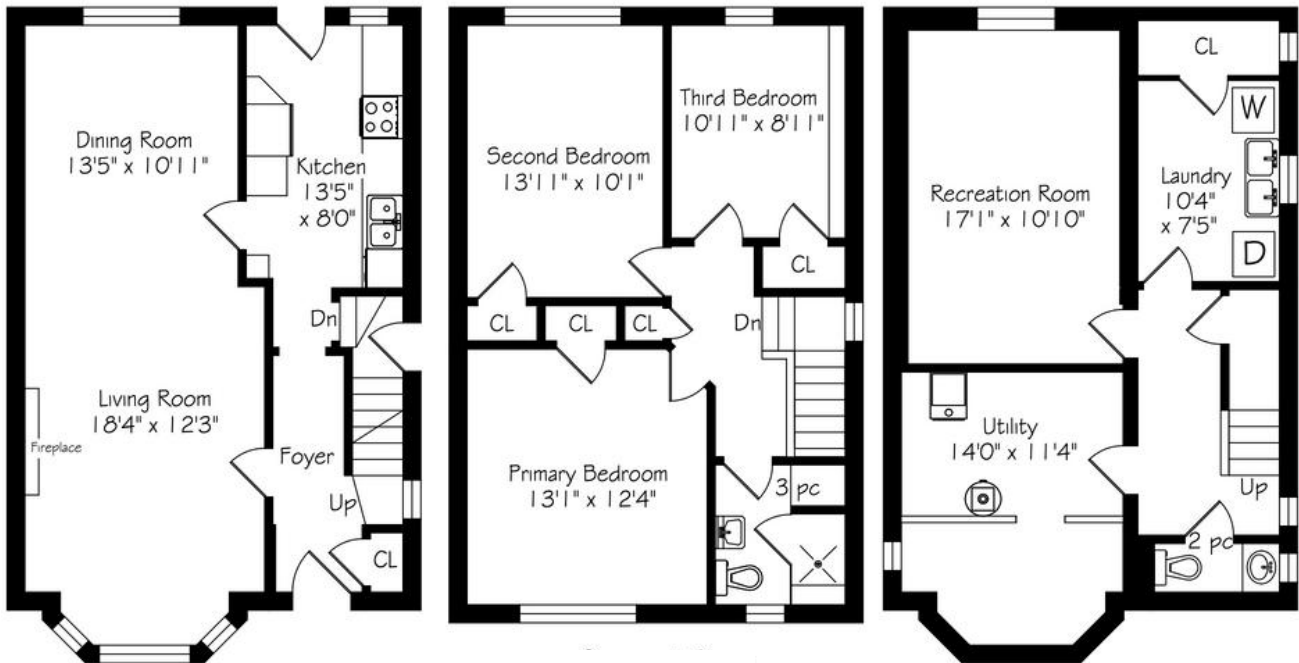
- New refrigerator (2025)
- New dishwasher (2024)
- Upgraded Hot water tank (rental) (2023)
- Eavestroughs replaced (2023 and 2008)
- Basement bathroom renovation (2017)
- Painted throughout (2025 and 2017)
- Three-piece bathroom renovation (2016)
- Backwater valve installed in basement (2016)
- Electrical Upgrades (2016 and 2001)
- Plumbing Upgrades (2016 and 2001)
- New boiler for heating system (2014)
- New Garage Door and Lift System (2014)
- Driveway paving (2010)
- Roof (2008)
- Full Sewer-line replacement to city connection (1999)
- Water intake service replacement (3/4" copper) from city connection (1999)

INCLUSIONS

- | | |
|--------------------------------------|--|
| • Whirlpool Range | • Hot Water Tank (Rented) |
| • Whirlpool Over-the-Range Microwave | • Garage door opener and related equipment |
| • Refrigerator | • Ductless Air Conditioner and related equipment |
| • Bosch Dishwasher | • Light fixtures, where hung |
| • Gas-fired Boiler (Heating System) | • Broadloom, where laid |
| • Hot Water Tank (Rented) | • Security system (monitoring not included) |
| | • Blinds, where hung |

23 DONLEA DRIVE

Floor Plans



LOT

- 35 Feet x 110 Feet

POSSESSION

- Flexible

COOLING

- Ductless Air Conditioning

RENTAL ITEMS

- Hot Water Tank

TAXES

- \$8354.57 (2024)

HEATING

- Hot Water (Gas-Fired Boiler)

PARKING

- Private Driveway with Attached Garage

EXCLUSIONS

- None



ELEVATE YOUR EXPECTATIONS



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