



481 BROADWAY AVENUE

LEASIDE

481 Broadway Ave.



## **WELCOME TO 481 BROADWAY AVENUE;**

An expansive four plus one bedroom, five bathroom family home that confidently asserts itself within one of Toronto's most sought-after neighbourhoods.

Fully rebuilt in 2014, this timeless home offers a level of sophistication that leaves an indelible first impression. An elegant façade of natural stone anchors the property, where a broad, stone-paved driveway leads seamlessly to the subtly recessed built-in garage. Graceful stone steps curve upward toward an inviting entryway, beautifully framed by custom wrought-iron railings. Effortlessly blending modern comfort with classic architectural charm, this residence exemplifies refined urban living.

Entering the foyer, you're immediately greeted by soaring ceilings, durable stone flooring underfoot, and the convenience of a thoughtfully placed built-in coat closet.

The living room is a welcoming blend of contemporary elegance and everyday livability. Oversized windows flood the space with natural light, highlighting the soft neutral palette and rich hardwood floors underfoot. At its heart, a sleek wood-panelled gas fireplace creates a refined focal point, perfect for intimate evenings or quiet reflection. Generous ceiling heights throughout the main level, are complemented by recessed lighting and a sculptural modern chandelier, adding both scale and sophistication. Open sightlines to the dining room enhance the natural flow of the space, creating a seamless connection ideal for both relaxed family living and elevated entertaining.

Step down into the kitchen and family room, where nearly 11-foot ceilings create a sense of grandeur and airiness. The kitchen, freshly and professionally refinished with striking contrasting lower cabinets and crisp white uppers, is a true culinary showpiece. Caesarstone countertops, top-of-the-line stainless steel appliances, and a generous central island with a breakfast bar blend style with function. Natural light pours in, illuminating every detail, while abundant storage and a walkout to the back deck make everyday living and entertaining effortless. With seamless sightlines to the adjoining family room, this open-concept space is both elevated and highly livable.

The adjoining family room delivers a relaxed yet refined atmosphere, centered around the second fireplace on this level, a sleek gas insert wrapped in travertine and set against a dramatic dark feature wall that brings both warmth and visual contrast. Built-in cabinetry flanks the fireplace, offering both storage and symmetry, while elegant wall sconces provide soft ambient lighting. A large window draws in natural light and offers views of the backyard, balancing the richness of the room's tones with a sense of airiness. With generous proportions, layered lighting, and built-in speakers overhead, part of an integrated system throughout the home, this space is equally suited to quiet evenings or casual family gatherings.

Head upstairs, where a skylight welcomes natural light into the hallway, and discover four spacious bedrooms and three bathrooms. Warm hardwood flooring continues throughout this level, maintaining a cohesive and elevated feel across the home.

The primary bedroom is a true sanctuary; spacious, sunlit, and serene. Soft tones, crown moulding, and warm hardwood flooring create a calming atmosphere, while a large picture window frames peaceful treetop views. Thoughtfully designed for rest and retreat, the space easily accommodates a full sitting area, making it a perfect haven for quiet moments.

The recently renovated five-piece ensuite bathroom evokes a spa-like feel, with a modern double vanity, sculptural soaker tub, and glass-enclosed shower with textured tilework. Heated floors add a touch of luxury to this tranquil, well-appointed space.

A primary bedroom wouldn't be complete without a generously sized walk-in closet, offering ample space to accommodate even the most extensive wardrobes with ease.

The second bedroom on this level offers many of the same comforts as the primary, with a built-in closet and a three-piece ensuite. The two remaining bedrooms on this level offer other spacious layouts that can easily accommodate families and guests alike.

A three-piece family bathroom serves the two additional bedrooms, while a conveniently located laundry room adds everyday practicality to the upper level.

Basements often go overlooked, but not this one. Thoughtfully designed and impressively finished, it begins with a bright and spacious recreation room that feels like a natural extension of the main home. Heated floors, high ceilings, built-in speakers, and full-height glass doors with a walk-out that opens to the backyard flood the space with natural light, making it feel anything but below grade. A custom media wall with integrated shelving, a gas fireplace insert, and a sleek TV mount anchors the room perfect for movie nights, game-day gatherings, or relaxed family evenings.

There's also an integrated games area that is ideal for sports fans, poker nights, or casual entertaining. Bathed in natural light from the walkout to the backyard, this versatile space adapts easily to suit a variety of leisure activities or hobbies.

Currently set up as a home gym, the fifth bedroom offers exceptional versatility, featuring impressive ceiling height, a large window that fills the space with natural light, and a built-in closet. Just across the hall, a well-appointed three-piece bathroom adds convenience to this lower-level retreat.

With the added bonus of a cold room, perfect for storing meats, cheeses, and pantry staples, this lower level truly has it all.

Garage access is conveniently located on the landing level, with space to accommodate one and a half cars, ideal for additional storage. With space for an additional two vehicles in the private driveway, this home is perfectly suited for urban families with active, on-the-go lifestyles.

North Leaside is renowned for its exceptional school districts, and 481 Broadway Avenue falls within the coveted catchment area for both Northlea Elementary and Middle School, as well as the highly regarded Leaside High School.

The area surrounding 481 Broadway Avenue is rich with amenities. Enjoy nearby green spaces like Sherwood Park, Sunnybrook Park, and Howard Talbot Park, along with access to scenic walking trails and the Leaside Lawn Bowling Club. Just down the street, Trace Manes Park adds to the neighbourhood's charm. Commuting is effortless with the Eglinton Crosstown LRT just steps away and the Don Valley Parkway only minutes from your door. The shops and restaurants along Bayview Avenue, home to local favourites like Tutto Pronto and Cumbraes, offer a vibrant blend of convenience and community.











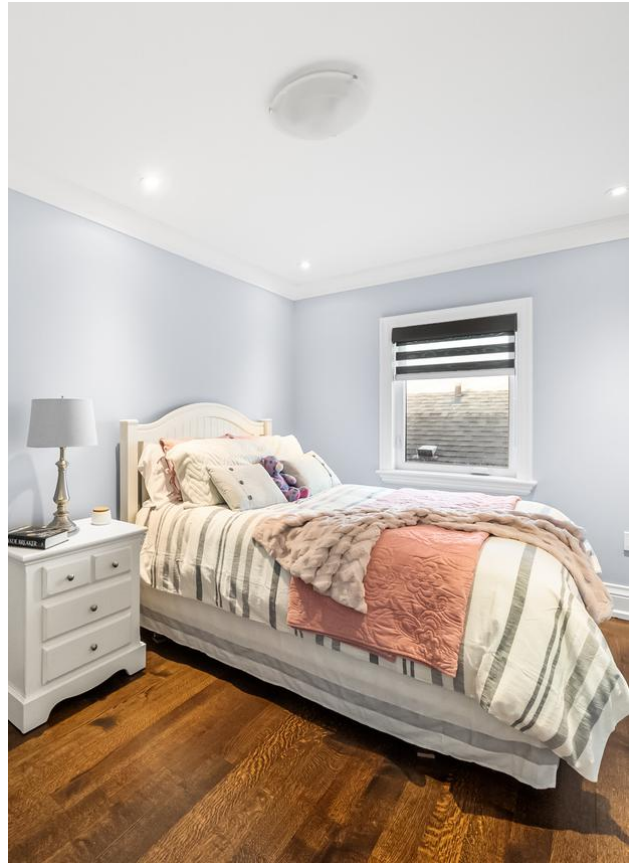
















# 481 BROADWAY AVENUE

## FLOOR PLANS



### LOT

- 33.04 Feet by 135.16 Feet

### POSSESSION

- TBA

### COOLING

- Central Air Conditioning

### TAXES

- \$14,641.47(2024)

### HEATING

- Forced Air Gas

### PARKING

- Built-in garage that can accommodate one car parking and an additional two car parking in the private driveway

### RENTAL ITEMS

- Hot Water Tank (Rented for \$65.88 per Month)

### EXCLUSIONS

- All Televisions

### INCLUSIONS

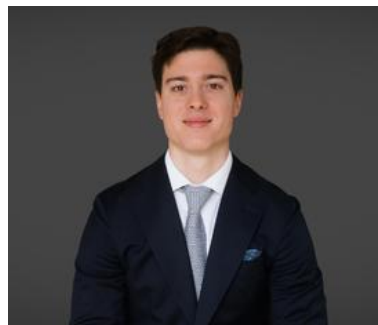
- All Existing Appliances including:
- SubZero Stainless Steel Refrigerator
- Wolf Wall Oven and Built-In Microwave
- Wolf Gas Cooktop
- Stainless Steel Rangehood
- Stainless Steel Dishwasher
- Central Vacuum and Equipment
- Gas Furnace and Equipment
- Central Air Conditioning and Equipment
- Garage Door Opener and Remote
- Security System
- Sump Pump and Equipment (in as is condition)
- Aqua-Trainer W/Bellagio Package and Equipment
- Irrigation System
- All Existing Window Coverings
- All Existing Electric Light Fixtures
- Built-in Speakers



## ELEVATE YOUR EXPECTATIONS



Michael McLachlan  
Real Estate Agent  
647.339.4337  
[michael.mclachlan@heapsestrin.com](mailto:michael.mclachlan@heapsestrin.com)



Michael Fiorucci  
Real Estate Agent  
416.898.9140  
[michael@heapsestrin.com](mailto:michael@heapsestrin.com)



HEAPS ESTRIN

REAL ESTATE TEAM

For Royal LePage Real Estate Services Heaps Estrin Team, Brokerage. All information and statements contained herein, provided by Royal LePage Real Estate Services Heaps Estrin Team, Brokerage regarding property for sale, rental or financing is from sources deemed reliable and assumed correct, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal without notice.

Royal LePage Real Estate Services Heaps Estrin Team, Brokerage Independently Owned and Operated