

301 BESSBOROUGH DRIVE

LEASIDE





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Timeless Elegance in the Heart of North Leaside

Welcome to 301 Bessborough Drive, ideally situated on one of the most coveted streets in North Leaside with a 40 foot frontage, exceptional curb appeal, professionally landscaped gardens, and a double driveway with parking for four.

Formal Sophistication Meets Effortless Flow

Upon entering the front foyer, you are immediately welcomed by the formal living room at the front of the house which overlooks the manicured front gardens. The room is adorned with hardwood floors, crown moulding and pot lights. The living room flows seamlessly into the dining room, creating an ideal space for entertaining or gathering with family and friends. The chef's kitchen is located at the rear of the home and features an abundance of counter space on its expansive island with waterfall Caesarstone countertops and offers ample seating. The kitchen is equipped with premium stainless steel appliances, glass subway tile backsplash, ample storage and walk-out to rear deck. The kitchen overlooks the warm and inviting family room which boasts hardwood floors, crown moulding, pot lights, custom built-in cabinetry, and a gas fireplace - creating a cozy yet elegant atmosphere.

The mudroom, accessed by a separate entrance, offers added convenience with custom built-in cubbies and storage. The discreetly located two piece bathroom is perfectly tucked away for privacy.

A Primary Suite Designed to Indulge

Ascending the staircase on a custom runner you'll find four well appointed bedrooms. The primary bedroom spans the back of the house and features hardwood floors, a custom walk-in closet with built-in cabinetry, and a renovated spa-like four-piece ensuite. The ensuite includes heated floors, a glass-enclosed shower with a built-in bench, a stand-alone soaker tub with a floor-mounted faucet, and custom cabinetry with Caesarstone countertops and a vessel sink.

The second bedroom could easily function as a second primary suite with hardwood floors, custom built-in drawers and storage and its own private three piece ensuite. The third and fourth bedrooms are well proportioned; each with their own closet and close access to an additional four piece bathroom featuring custom cabinetry with polished travertine countertops and a bathtub/shower combination with tile surround.

Inspired Interiors That Anticipate Your Every Need

The versatile lower level is not to be missed. It includes two spacious recreational rooms/games room with hardwood floors, pot lights, additional storage closet and a walk-out to the rear terrace. Both rooms could easily be converted into a home gym or a guest suite. Additionally a private home office with two built-in desks and drawers, glass display shelves and pot lights offers a convenient work from home option. The oversized laundry room features a tiled floor, front loading washer and dryer, built-in storage, and an additional three piece bathroom with a glass enclosed shower with white subway tile surround.

Ideally situated on one of the most desirable streets in North Leaside, the home is just steps to Bayview Avenue's shops and amenities and within close proximity to TTC and the future LRT. It offers quick access to Serena Gundy park and trails, Leaside Memorial Gardens hockey rink and swimming pool, and Trace Manes Community Centre with tennis courts, a baseball diamond, library and playground. In the school district for Northlea Elementary and Middle School and Leaside High School, and in close proximity to top private schools.



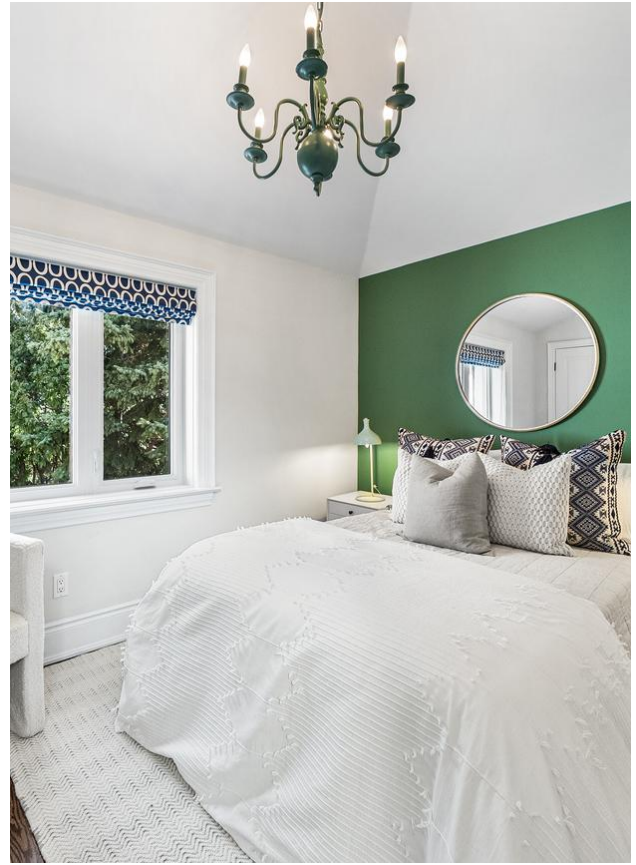




IMPROVEMENTS

- New roof (2024)
- Built studio in rear garden (2020)
- Chimney capped (2017)
- Rebuilt stairs at side of house (2016)
- Lower level renovation including underpinning, renovated all rooms in lower level including bathroom, office and kitchen (2015)
- Added in floor heating throughout lower level (2015)
- New tankless water heater (2015)
- New windows throughout (2015)
- Installed main floor storage closet, expanded second bedroom with custom built-ins/closet
- Installed stair runner (2015)
- Renovated powder room (2015)
- Installed LG washer and dryer (2015)
- New driveway (2015)







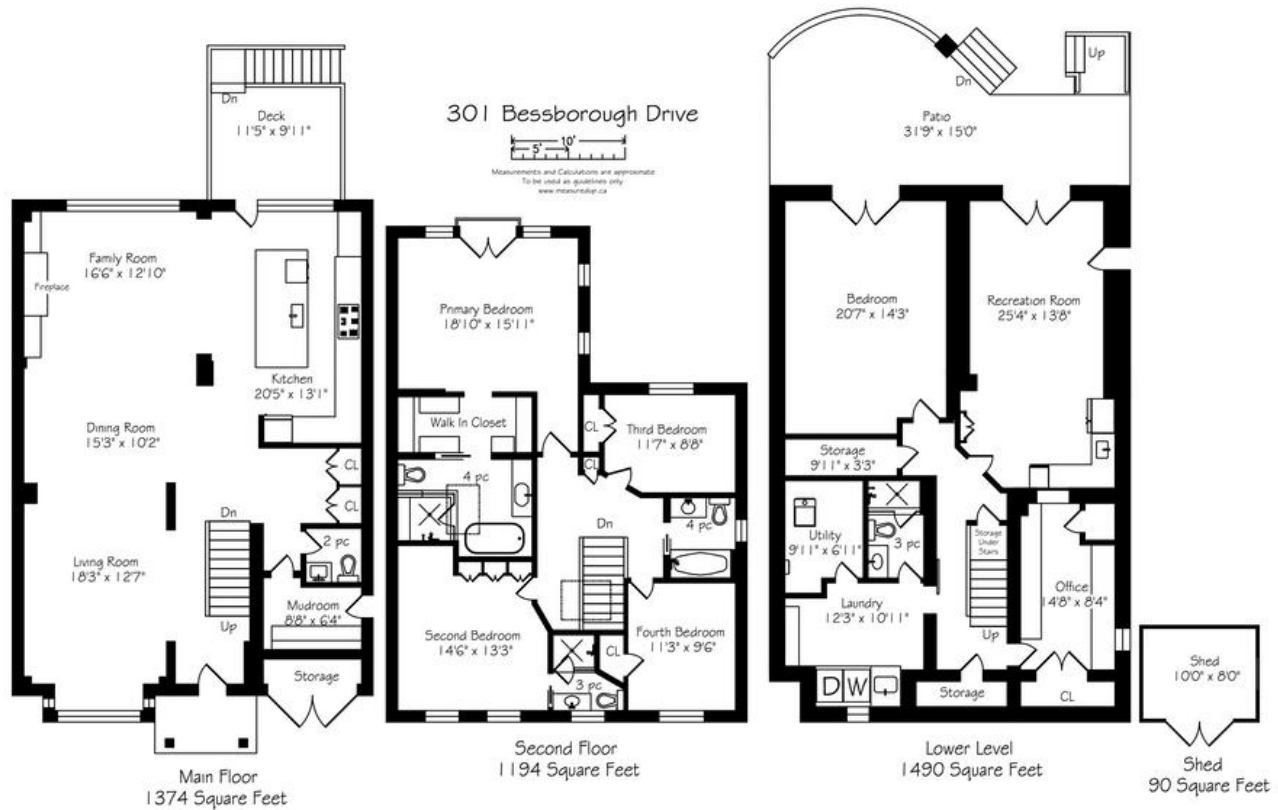


KEY FEATURES

- Perfectly located in the highly desirable North Leaside
- Beautiful curb appeal with double private drive with ample parking
- Professionally landscaped front and rear gardens
- Welcoming foyer and side mud room with built-in storage and cubbies
- Elegant living room with hardwood floors, crown moulding that overlooks the front gardens
- Spacious dining room with hardwood floors and pot lights
- Stunning kitchen with oversized island with waterfall countertops with an oversized skylight, glass back splash with pot filler and ample storage in both the upper cabinet and lower pull out soft closing drawers
- Primary bedroom with hardwood floors, vaulted ceiling, built-in speakers, walk-in closet with custom built ins and a juliette balcony overlooking the rear gardens
- Primary ensuite with heated tile floor, vaulted ceiling with skylight, custom vanity with Caesarstone countertops, Victoria & Albert stand alone bathtub, glass enclosed shower with penny tile flooring and built-in bench
- Second bedroom with hardwood floors, vaulted ceilings, custom built-in closet, and its own three piece ensuite with custom vanity with polished marble countertop and glass enclosed shower
- Third bedroom with hardwood floor, vaulted ceilings and closet with built-in organizers
- Fourth bedroom with hardwood floors, double closet with built-ins and overlooks the rear gardens
- Lower level with heated floors throughout
- Recreation room with hardwood floors, pot lights and French doors out to a beautiful terrace (could easily be converted to a fifth bedroom)
- Second entertainment area boasts hardwood floors, pot lights, a wet bar with Caesarstone countertops, wine refrigerator and an additional refrigerator with walk out to rear terrace
- Private office with hardwood floors, pot lights, built-in desk and storage, decorative built-in glass shelves and double closet
- Laundry room with stylish tiled floor, front loading LG washer and dryer, laundry sink with Caesarstone countertops, custom built-in shelves and hanging space
- Three piece bathroom with custom vanity with Caesarstone countertops, glass enclosed shower with white subway tile surround
- An additional storage closet
- Backyard has an upper deck with gas hookup for barbecue
- Lower level terrace offers a heated pathway to the studio at the rear
- The prime location places residents just steps from Leaside Village and Bayview Avenue, with access to fantastic dining, shopping, and entertainment options
- Great school district with Northlea Elementary and Middle School, and Leaside High School and in close proximity to top private schools
- Steps to Leaside Memorial Gardens, swimming pool, ice rink and curling club
- In close proximity to Trace Manes Park tennis courts, baseball diamonds and playground
- Easy access to the DVP, Bayview Extension, and public transit options ensuring seamless commuting and connectivity

301 BESSBOROUGH DRIVE

Floor Plans



TAXES

- \$12,451.02 (2025)

HEATING

- Gas Furnace

PARKING

- Four Car Parking

INCLUSIONS

- GE Monogram refrigerator, Kitchen Aid wall oven, Capital gas cooktop with Griddle, Vent a Hood fan, Built-in dishwasher, Refrigerator lower level, Wine refrigerator lower level, LG washer, LG dryer, Basement projector and screen, Tankless hot water, Central vacuum and equipment, Gas furnace and equipment, Central Air conditioning and equipment, Sump pump, Shed, Exterior Speakers

POSSESSION

- Flexible

COOLING

- Central Air Conditioning

EXCLUSIONS

- Television in Family Room
- Blink Security



ELEVATE YOUR EXPECTATIONS



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