



85 MCRAE DRIVE
SOUTH LEASIDE



85 MCRAE DRIVE

A RARE OPPORTUNITY IN THE HEART OF SOUTH LEASIDE

Located on a charming, tree-lined street on a prime corner lot and fronting on Hanna, this property offers a rare opportunity in one of Toronto's most coveted neighbourhoods. Framed by mature trees and classic Leaside architecture, 85 McRae Drive presents a blend of traditional charm and modern potential — the perfect canvas to create a space that suits your family's lifestyle.

Lovingly cared for by the same family for over 40 years, this warm and inviting home is ready to welcome its next chapter. With a spacious layout, large windows that flood the interior with natural light, and an existing addition that can be reimagined for modern living, this property invites you to create new value while preserving the timeless character that defines Leaside.

CLASSIC LEASIDE APPEAL

Enter through the charming Hanna Road entrance into a welcoming foyer that immediately sets the tone for the home's warm and inviting atmosphere. Hardwood floors, crown moulding, and an abundance of natural light enhance the main living and dining areas — perfect for both everyday life and gracious entertaining.

FLEXIBLE LAYOUT WITH ROOM TO GROW

The kitchen is bright and functional, offering ample cabinetry and counter space, and opens seamlessly to the main living areas — ideal for family gatherings or casual dinners. An adjoining oversized family room with easy access to the rear garden offers endless potential to transform this space into a modern, open-concept hub for the family on the go.

Upstairs, the primary bedroom overlooks the front yard and features his and hers closets and an adjacent four-piece bathroom. Three additional bedrooms, each with their own closets and plenty of natural light, provide the flexibility needed for growing families, guests, or home offices. A second four-piece bathroom completes this level.

LOWER LEVEL POTENTIAL

The lower level includes a recreation room, laundry, utility space, and a two-piece bathroom — a versatile space ready for future renovations to create a media room, gym, or nanny suite tailored to your needs.

OUTDOOR OASIS & PARKING

The rear garden is fully fenced, providing privacy and a quiet space for children to play or to entertain. A detached garage and private driveway offer parking for two cars — a true asset in this sought-after community.

A CONNECTED COMMUNITY FOR MODERN FAMILIES

Steps to Trace Manes Park, Leaside Memorial Arena, and the shops of Bayview Avenue, this property is perfectly positioned for vibrant family living. In the school district for Rolph Road Elementary, Bessborough Middle School, and Leaside High School, and easy access to transit and downtown.

This truly is an exceptional opportunity to craft your own dream home in a prime Leaside location to fit your family's lifestyle.













FEATURES OF THE HOME

- Prime sun-filled corner lot with mature trees with stunning curb appeal
- Classic Leaside architecture with expansive windows and traditional charm
- Flexible building footprint offers opportunities for customization and expansion
- Welcoming Hanna Avenue entrance leading into a bright, spacious foyer
- Hardwood floors throughout the main and upper levels
- Crown moulding and wall panelling add character and elegance
- Sun filled living and dining rooms making it ideal for family living and entertaining
- Bright, functional kitchen with ample cabinetry and counter space
- Oversized family room with easy access to the rear manicured gardens
- Primary bedroom with his and hers closets and an adjacent to four-piece bath
- Three additional well proportioned bedrooms, each with large windows and ample closet space
- Additional four-piece family bathroom on the upper level
- Lower level offers a flexible floor plan with recreation room, an additional bedroom, laundry, and two-piece bath
- Detached garage with private driveway
- Private and serene backyard with natural beauty
- Thoughtful addition ready to be reimagined for today's family lifestyle; an easy way to add value
- Located steps from Trace Manes Park, tennis courts, Community Centre, Park and Library
- Close to Leaside Memorial Arena, curling and swimming pool
- Easy walking distance to Bayview shops, cafes, and dining
- In the catchment for Rolph Road Elementary, Bessborough Middle School and Leaside High School
- Proximity to top private schools, public transit, and major Toronto arteries
- Wonderful sense of community

INCLUSIONS

- Maytag refrigerator
- Moffat oven
- KitchenAid dishwasher
- washer and dryer
- refrigerator in basement
- freezer in basement
- Gas boiler and equipment
- Wall unit air conditioner
- Hot water tank.
- All existing light fixtures
- All existing blinds and window coverings

LOT SIZE

- 32.67 x 121 Feet

TAXES

- \$9,320.00 (2024)

POSSESSION

- 30 Days or TBD

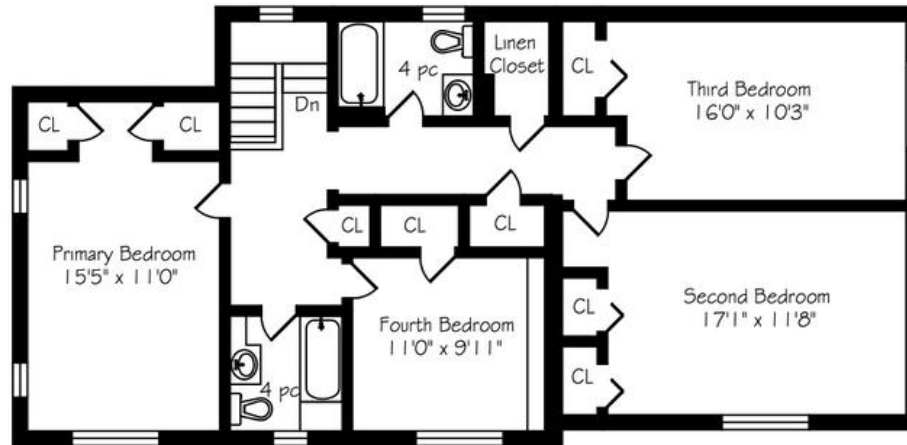
PARKING

- Detached Garage with Private Drive

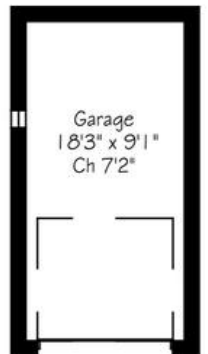
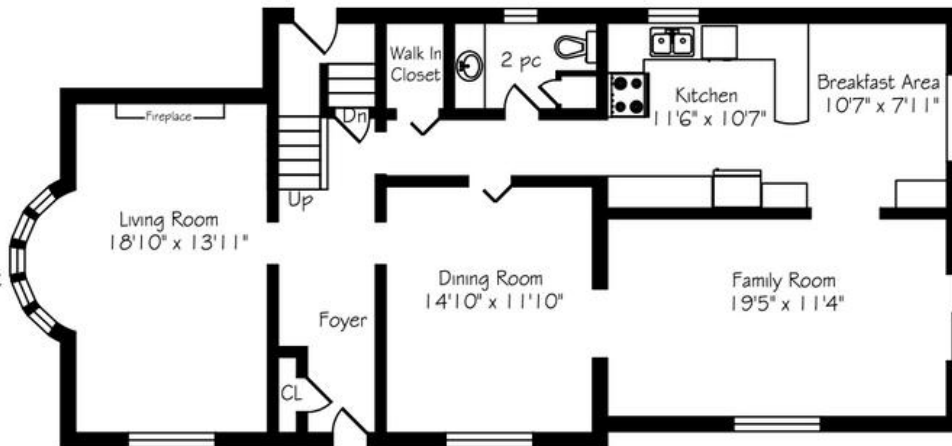
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Floor Plans

Second Floor
1224 Square Feet



Main Floor
1240 Square Feet



214 Square Feet

Lower Level
1240 Square Feet





ELEVATE YOUR EXPECTATIONS



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REAL ESTATE TEAM

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