



MICHELLE WAY

189 Donlea Drive



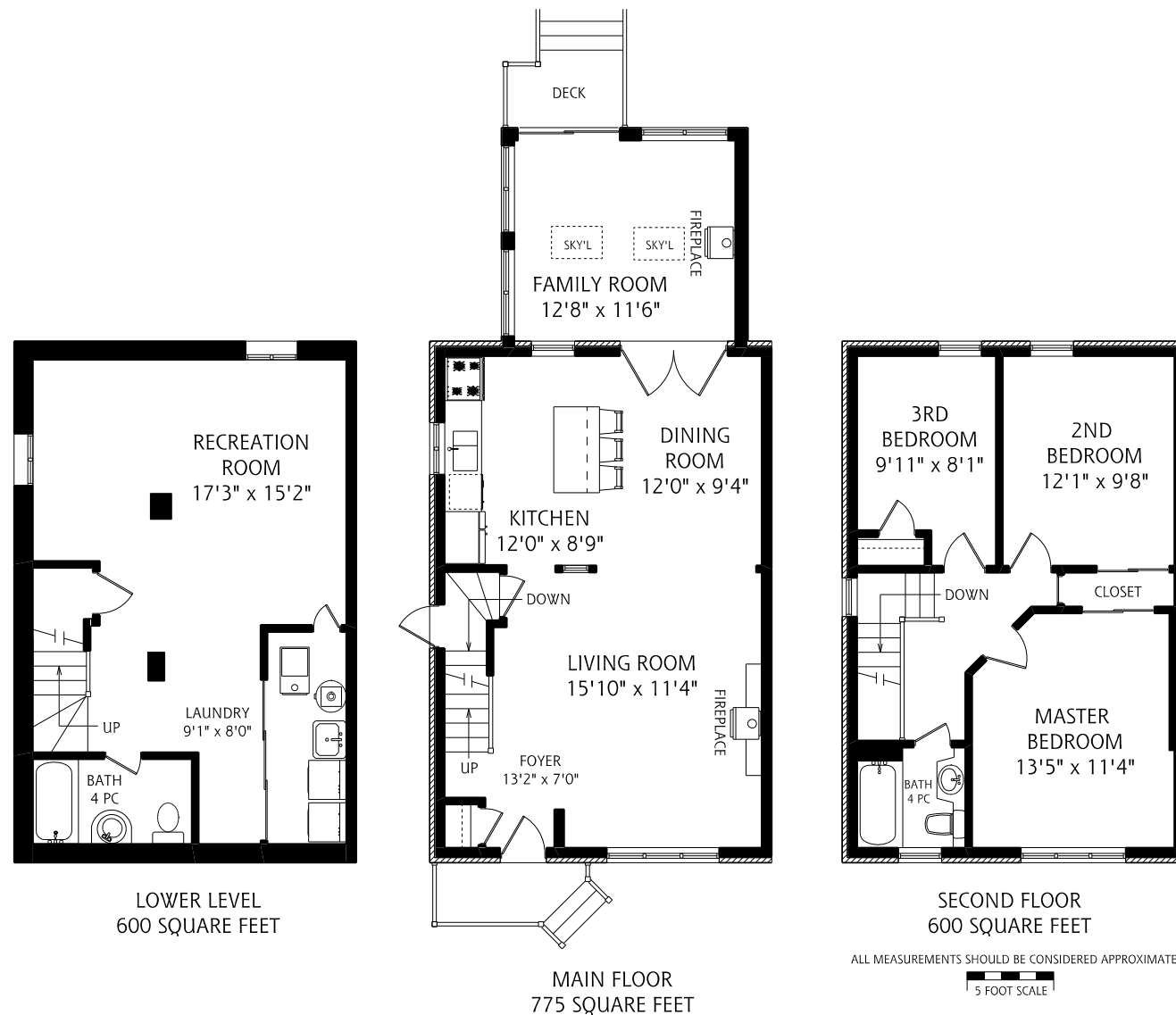
WELCOME TO
189 DONLEA DRIVE

Welcome to 189 Donlea Drive, a tastefully renovated three bedroom, two bathroom family home in North Leaside, offering a wonderful sense of community. The main floor features an excellent layout and an abundance of light including a lovely living room featuring a fireplace with custom millwork surround. On the main floor, a renovated kitchen with quartz countertops and centre island with seating for three, stainless steel appliances and custom cabinetry overlooks the dining room and also offering convenient access to the family room with gas fireplace, two skylights and a sliding door to the deck and back garden. The master bedroom features natural light from the large window overlooking the front garden. Finished below grade recreational room with 4-piece bathroom. Excellent public school district, close proximity to private schools, Bayview Avenue, Laird Drive, the ravine, bike trails, Evergreen Brick Works, TTC and minutes to the financial core.





189 DONLEA DRIVE FLOOR PLANS



FEATURES

- Lovely three bedroom family home offering extra width in highly desirable North Leaside
- Over 1,900 square feet of functional living space including lower level
- The main floor kitchen living and dining rooms offer functional design and the perfect balance and flow for entertaining family and friends.
- An Ideal functional floor plan with renovated kitchen with stainless steel appliances
- Excellent natural light on ground and second level
- Low maintenance back garden with deck and interlocking brick, excellent for entertaining and bbq
- Parking for two vehicles with legal front parking pad and parking at the rear of the home accessible by the mutual driveway
- Close proximity to many of the city's top private childcare facilities and private schools
- Fantastic school district within short walking distance, Northlea Elementary and Middle School and Leaside High School
- Excellent recreational facilities: Leaside Memorial Gardens skating rink, pool and community centre, Trace Manes Park with library, baseball diamond, playground, splash pad and tennis courts
- Convenient location with easy access to the many amenities on Bayview Avenue and Laird Drive
- Excellent proximity and short walk to the LRT Laird station
- Easy access to the financial core, highway system and TTC

IMPROVEMENTS

- Recently renovated kitchen complete with quartz counters and kitchen island and custom cabinetry with plenty of storage and soft close shaker style cabinets
- Completely renovated below grade living space, including new laminate floors, potlights, four piece bathroom and laundry room
- Built-in cabinetry in 2nd floor bathroom
- New laminate floors in the recreational room below grade
- Fireplace with custom millwork surround in living room
- Pot lights on main level and below grade
- Crown molding in living room
- New roof together with two skylights in family room
- Hardwood floors
- Backgarden interlocking brick

INCLUSIONS

Samsung stainless steel french door fridge with freezer drawer, Bosch five (5) burner stainless steel oven and overhead range, LG stainless steel microwave, Samsung stainless steel built-in dishwasher, Samsung front load washer and dryer combination, all electric light fixtures, air conditioning, TRANE ductless heat pump and air conditioning system, alarm system (monitoring and contract extra) and hot water tank (2011)

EXCLUSIONS

Overhead light in Dining room, wall sconces in below grade bathroom, all window treatments and rods throughout

POSESSION

30-60 days

LOT SIZE

25 ft x 135 ft

TAXES

\$5,499.13 (2019)

HEATING

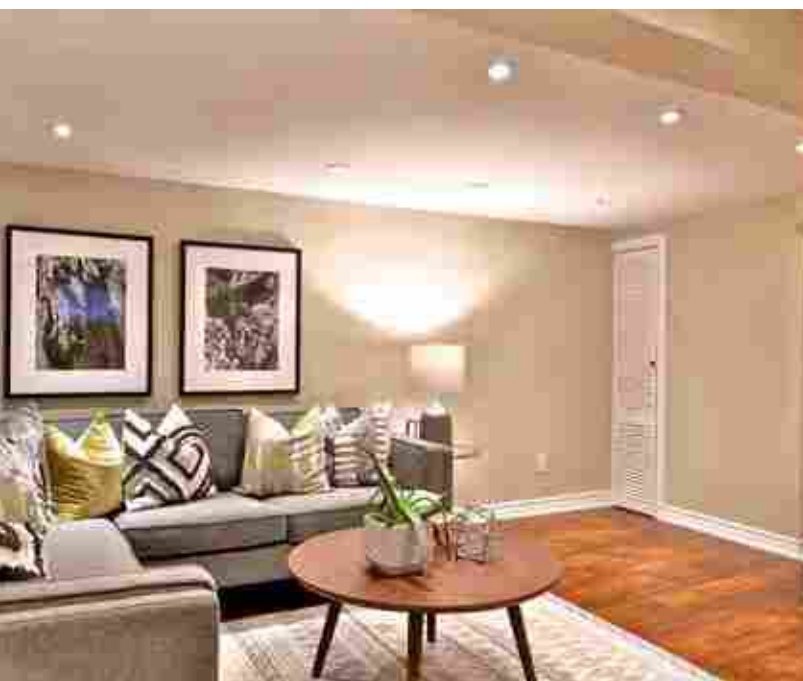
Hot water radiation

COOLING

Ductless air conditioning and heat pump system on ground and 2nd level

DRIVEWAY

Legal front pad parking and additoinal spot at rear of property accessible by mutual driveway



MICHELLE WAY



MICHELLE WAY

SALES REPRESENTATIVE

CELL: 647.296.2944

OFFICE: 416.925.9191

EMAIL: michelle@michelleway.com



MICHELLE WAY



CHRISTIE'S
INTERNATIONAL REAL ESTATE

1300 Yonge St, Suite 100, Toronto, M4T 1X3
Office: 416.925.9191

MEMBER OF THE TORONTO REAL ESTATE BOARD — All information and statements contained herein, provided by Chestnut Park Real Estate Limited, 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.



Created and printed by The Print Market. The world-class standard for superior print clarity and exclusive online technology.

theprintmarket.com | 416-488-4566

