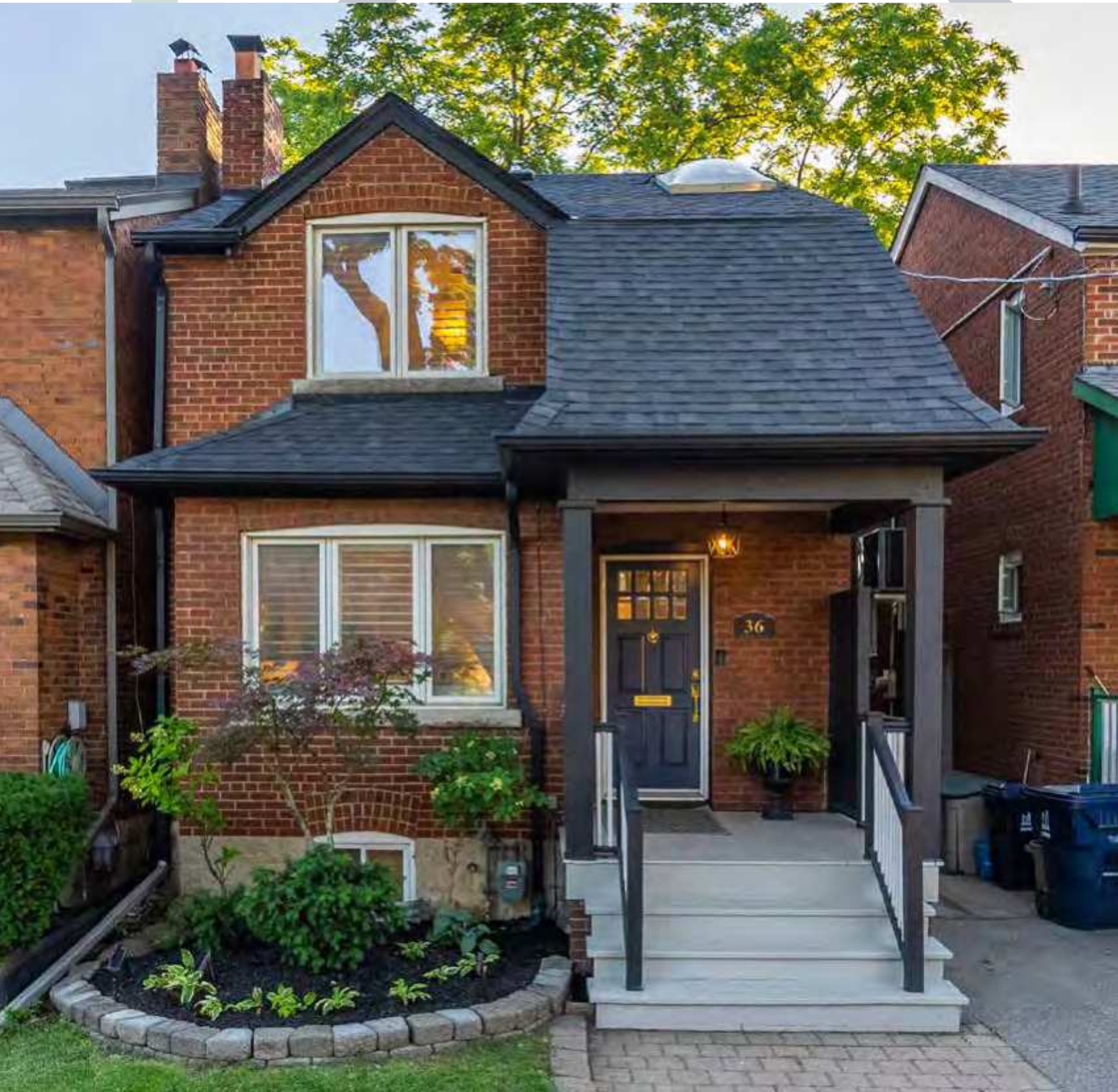




MICHELLE WAY

36 Donegall Drive





WELCOME TO 36 Donegall Drive

This exceptional detached family residence is ideally located in the heart of South Leaside. This well-appointed home offers great function and over 2,500 square feet of total living space with detached garage and parking for two. The impressive main floor has an ideal layout with hardwood floors, formal living room with separate dining space. Enjoy the chef's kitchen with breakfast bar and seating for three overlooking the lovely main floor family room with soaring cathedral ceiling and an abundance of natural light with walk-out to private west facing back garden. The upper level offers generous primary retreat with hardwood floors and walk-in closet. Two other bedrooms feature hardwood floors and share a stunning four-piece renovated bathroom with heated floor. The lower level offers a spacious media/recreation room with overhead projector media system and ample storage. Enjoy the professionally landscaped front and back gardens with custom built deck. This beautiful home is ideally located in South Leaside with excellent access to the ravine, trails and parks. Walking distance to highly rated public school district with close proximity to surrounding private schools, amenities and shops on Bayview Avenue and Laird Drive, the LRT and minutes to the financial core. 36 Donegall Drive is very special place to call home.







FEATURES

- Offering over 2,500 square feet of total living space
- Excellent quality and turnkey
- Ideally located on Donegall Drive and situated on an impressive west-facing lot
- Three bedrooms, two bathrooms and one additional bedroom below grade ideal for guests and/or live-in nanny suite
- Convenient secondary entrance
- Beautifully renovated four-piece bathroom with heated floors
- Main floor family room with soaring cathedral ceiling overlooking the manicured west-facing gardens
- A generous media/recreation room with overhead projector media system and ample storage
- Fully fenced and landscaped rear garden
- A paved patio offers wonderful space and is ideal for outdoor entertaining
- Detached garage with parking for two
- Enjoy this wonderful location, walking distance to all the amenities in South Leaside including access to the ravine, trails, parks, shops and restaurants
- Excellent public school district and close proximity to the surrounding private schools
- Walking distance to the new LRT and minutes to the downtown financial core

EXCLUSIONS

- All drapery throughout
- Gazebo in back garden
- All outdoor furniture and flower pots

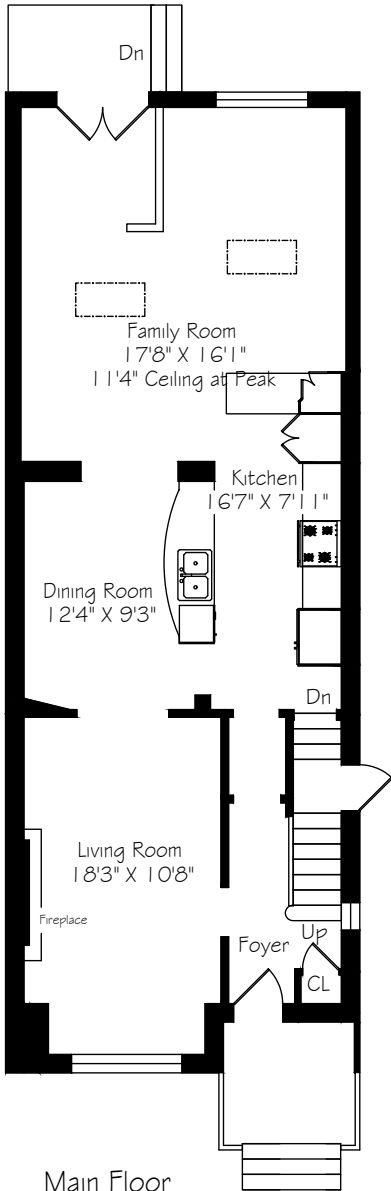
IMPROVEMENTS

- HVAC (Split System) Replacement 2017
- Living room and dining room plaster ceiling removed and drywall installed, complete with pot lights (Dining Area) - 2015
- California shutters on main floor and primary bedroom
- Roof re-shingled - 2017
- Renovated 4-piece bathroom with heated floors - 2015
- Bosch slide-in range - 2019
- Maytag over-the-range microwave - 2020
- Bosch dishwasher-2022
- Stainless steel Frigidaire fridge - 2022
- Ecobee thermostat 2017
- New LED pot lights in dining room - 2019 and lower
- Level pot lights retrofitted with LED pot lights - 2019
- New Quartz countertops and backsplash - 2022
- Entire grout floor and second floor painted - 2022
- Kitchen cabinets painted - 2022

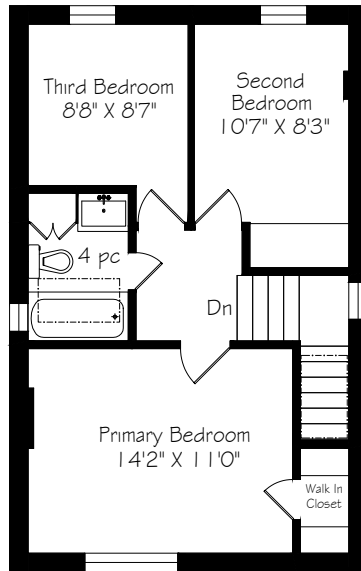
INCLUSIONS

- Stainless steel Bosch Gas Stove
- Built-in Bosch dishwasher
- Maytag over the range microwave
- Stainless steel Frigidaire fridge
- LG front-loading washer and dryer
- All electric light fixtures, media recreation room
- Sony wall mounted television, wall mounted television in primary bedroom, broadloom where laid
- All custom silhouette blinds, curtain rods
- All California shutters

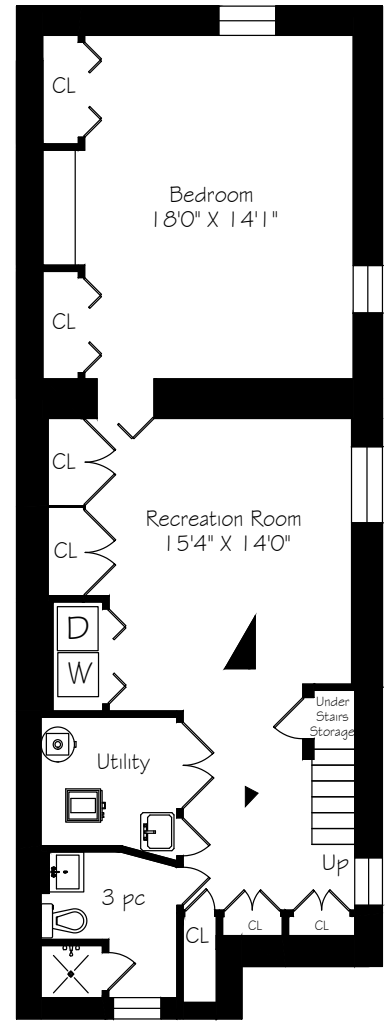




Main Floor
 1003 Square Feet



Second Floor
 585 Square Feet



Lower Level
 1003 Square Feet



CHESTNUT PARK
REAL ESTATE LIMITED, BROKERAGE

CHRISTIE'S
INTERNATIONAL REAL ESTATE



MICHELLE WAY

Sales Representative

Chairman's Award for Top Level Sales Performance (2020)

O: 416 925 9191 | D: 647 296 2944

Michelle@MichelleWay.com | www.MichelleWay.com

Chestnut Park® Real Estate Limited, Brokerage | www.ChestnutPark.com

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