



265 St Leonards Avenue





Welcome to this stately Georgian style family home, recently upgraded prior to coming to market. Enjoy the beautifully proportioned principal rooms with abundant natural light, both the living rooms and the dining room walk out to the stone terrace and garden, and the raised panelled den offers a wood burning fireplace, as do the living room and recreation room. The kitchen is stylishly renovated with stainless steel appliances and high-end custom cabinetry. Upstairs four generously sized bedrooms are offered, the master with a sitting area and ensuite four piece washroom. The lower level features a spacious recreation room with tall ceilings and above ground windows, a craft room, laundry room, and utility room. The house is beautifully situated on a prime 50x150 foot south facing lot for sunny exposure throughout the day. St. Leonards is a family friendly street, walkable to area schools; Blythwood Junior Public School, Toronto French School, and Crescent School. This lovely home can be appreciated for its comfort and liveability, offers tremendous possibilities to add on or build a new home in this highly coveted neighborhood.































## MAIN FLOOR

### Foyer

- Hardwood floor
- Powder room

### Living Room

- Hardwood floor
- Crown moulding
- Wood burning fireplace with decorative marble surround and hearth
- Floor to ceiling windows overlooking the garden
- French door walks out to stone patio

### Dining Room

- Hardwood floor
- Crown moulding
- Swing door to kitchen
- Floor to ceiling windows overlooking the garden
- French door walks out to stone patio

### Kitchen

- Hardwood floor
- Granite countertops
- Tile backsplash
- White shaker style cabinetry
- Crown moulding
- GE stainless steel built-in microwave
- GE stainless steel four burner gas oven
- Miele stainless steel dishwasher
- Double stainless steel sink with spray faucet and soap dispenser

- GE Profile stainless steel bottom mount double door refrigerator
- Large pantry
- Breakfast bar with granite countertops
- Floor to ceiling window
- Separate side entrance
- Under cabinet lighting
- Recessed halogen lighting

### Den

- Hardwood floor
- Integrated bookshelves and cupboards
- Wood burning fireplace with marble surround and hearth
- Raised oak panelling
- Floor to ceiling windows overlooking the front garden

### Coat closet

## SECOND FLOOR

### Bedroom

- Hardwood floor
- Double closet
- Overlooks front garden

### Master Bedroom & Sitting Area

- Hardwood floor
- Walk-in closet
- Walk out to balcony with treetop views
- Four piece ensuite washroom



**Two linen closets****Four Piece Washroom****Bedroom**

- Hardwood floor
- Double closet
- Large picture window overlooks garden

**Bedroom**

- Hardwood floor
- Closet
- Overlooks front garden

**LOWER LEVEL****Recreation Room**

- Laminate floor
- Built-in desk
- Pine panelled walls
- Two closets
- Tall ceilings
- Large above grade window
- Wood burning fireplace with brick surround and hearth

**Study/Storage**

- Laminate floor
- Built-in desk
- Two closets
- Above grade window

**Laundry Room**

- Maytag washer
- GE dryer
- Laundry tub
- Pine panelled walls
- Above grade window

**Utility Room****Two Piece Washroom****ADDITIONAL INFORMATION****Taxes:**

\$15,482.35 (2022)

**Parking:**

Double private drive, detached two car garage

**Lot Size:**

50 x 150 feet

**Possession:**

60 days / TBA

**Inclusions:**

All kitchen appliances, washer, dryer, all electric light fixtures, all window blinds, all custom built-ins.

**Offered For Sale at \$3,498,000.<sup>00</sup>**



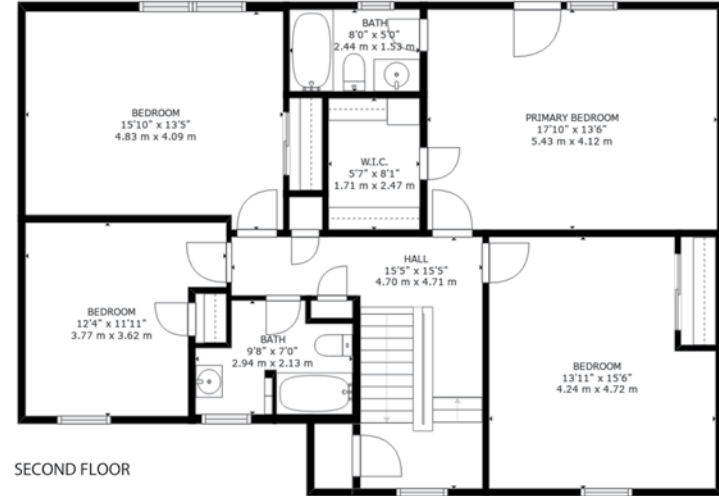




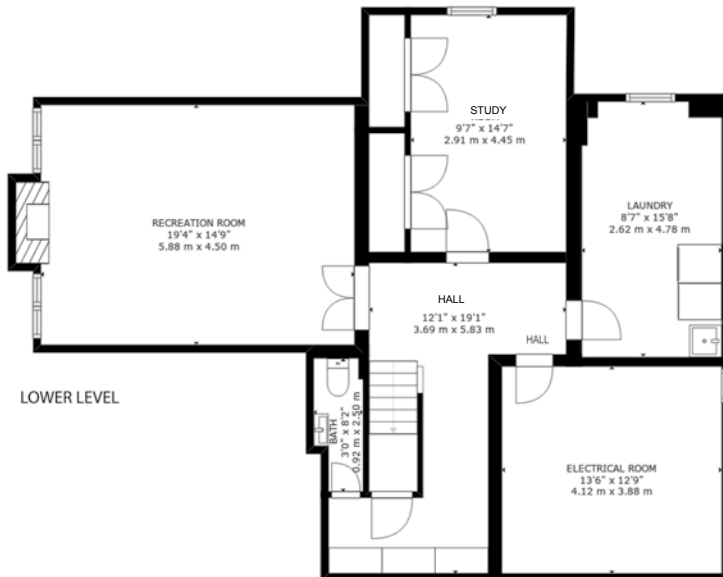




# Floor Plan



MAIN FLOOR



LOWER LEVEL

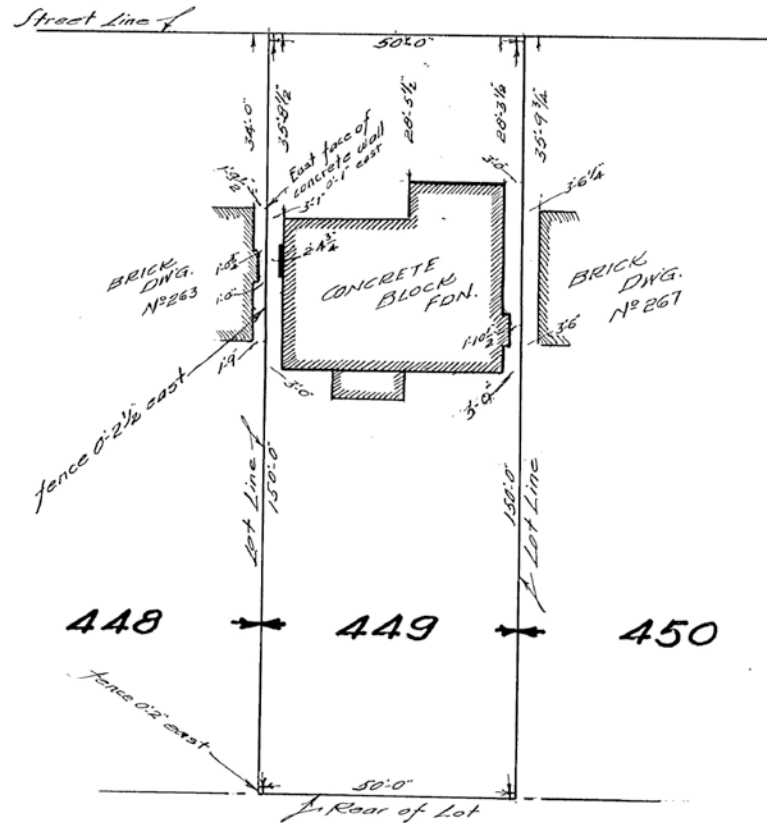
**GROSS INTERNAL AREA**  
 LOWER LEVEL: 1042 sq. ft, 97 m<sup>2</sup>, MAIN FLOOR: 1088 sq. ft, 101 m<sup>2</sup>  
 SECOND FLOOR: 1171 sq. ft, 109 m<sup>2</sup>, EXCLUDED AREAS:  
 GARAGE: 313 sq. ft, 29 m<sup>2</sup>, PORCH: 38 sq. ft, 4 m<sup>2</sup>  
**TOTAL: 3301 sq. ft, 307 m<sup>2</sup>**  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# Survey

Plan Showing  
**LOT 449 - REG<sup>d</sup> PLAN 1534**  
 TORONTO  
 Scale 20 ft = 1 in

**ST. LEONARDS AVE.**



448      449      450

Winters, Maughan & Glenday  
*W. L. Winters*

Messrs. Hoare & Cassells  
 497 Eglinton Ave. W.  
 Toronto

O. L. Surveyors  
 299 Main St. Toronto, May 3<sup>d</sup> 1960  
 OX 4-3429





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*Chairman's Award Winner Top 5, Dollar Volume and Units Sold  
2022*

*Gairdner Award Winner  
2004-2022*

*Lifetime Chairman's Award Winner*



**JOHNSTON & DANIEL**

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The information in this feature sheet has been provided by principals & sources we believe are reliable. Prospective Purchasers should satisfy themselves regarding its accuracy. Measurements are approximate.