



29 Suncrest Drive



Dear Future Owners of 29 Suncrest Drive

Welcome to 29 Suncrest Drive. We are the original owners who lived and grew up in this wonderful neighbourhood. This home has brought our family a wealth of cherished memories.

The house was designed by an architect, the concept of privacy and serenity is exemplified in this house with the courtyard featured in the front ensuring privacy to the bedrooms facing the street. Most of the other rooms face the pool and to Sunnybrook Park, directly backing onto the rear yard where natural light pours in and brightens the rooms. Further, as an Engineer/Design family, our father, a successful Structural Engineer, designed this house with sound foundation, and as a bungalow it was also built with the option of adding a storey if desired.

The accessibility to the park and the large pool immediately lends itself to hosting friends and family gatherings when many of our weekends spent playing games in the park, followed by pool time and BBQ's. Many summer evenings were spent outdoors entertaining and indoors filling the house with laughter. It not only created memories for us but also for of our regular invited guests. The festivities throughout holidays and celebrations were plentiful and the spaciousness and flow of the house made entertaining easy and desirable whether it be for intimate or large groups.

We were lucky that our family has shared this home with generations below us. The living room became one of our most favourite rooms with the clerestory windows letting in natural light and clear views of nature from the park in the backyard. As our children grew up, it became a family tradition on Saturday evenings to visit our parents for a formal dinner in the dining room which became the heart of the house and will remain in the hearts of our children.

The house has many unique features. The interior finishes of the family room with its wood and exposed brick features exudes a sense of warmth and is well balanced by the modern, clean lined details that runs throughout the house.

Situated in the Bridle Path/Glenorchy neighbourhood, this home is located in an exceptional niche area of the city. Close enough to midtown and downtown hubs but always offering a sense of peacefulness as you enter into the area.

Situated adjacent to Edward Gardens and backing onto Sunnybrook Park, there are an abundant of hiking and biking paths, some leading to as far as downtown. Accessibility is easy as most of these entrances to the paths and park can be found right at the bottom of both ends of Suncrest Dr which we utilized often. For families, there are excellent public and private school options in close proximity, as well as a TTC bus service with a stop 4 houses up the street, which is never crowded and serves this exclusive area to York Mills subway station (Yonge line). Just a short drive away is the Shops at Don Mills which has become a popular mecca of restaurants and shops.

This neighbourhood is special, it is a winter wonderland, in the cooler months houses are lit up and decorated and in the summer months, it is a garden oasis with its mature trees and custom landscaping.

It is very difficult for us to pass along this home, it will be missed and we are lucky that we have collected so many wonderful memories in it. We feel very fortunate that we had an opportunity to live in this neighbourhood and call this home. We are confident and sincere when we say that it will bring the utmost enjoyment to those who decide to embrace this property and make it their home.

29 SUNCREST DRIVE

Welcome to this idyllic setting back onto Sunnybrook Park in the prestigious Bridle Path, situated on a generous 100'x120' lot. This mid-century modern bungalow offers five bedrooms and four washrooms over approximately 2500 square feet on one floor, with clean lines and stylish aesthetic. Bright and spacious principal rooms with floor to ceiling windows, taking in the treeline views and offering total privacy. Large full basement with high ceilings, fireplace, separate entrance, and great above ground light. Rear gardens with patio and inground pool, great for entertaining or family fun. Double private drive with attached two car garage. Access to Sunnybrook Park, with walking and cycling trails, an off-leash dog area, cricket fields, picnic areas, and sports fields. Two minute walk to the bus at The Bridle Path and easy access to the 401, to Edwards Gardens, Shops at Don Mills, and Granite Club. Close to excellent schools, both public and private; Crescent School, Havergal College, Toronto French School, as well as York University. Enjoy this home as-is, add on a second storey, or build new.







MAIN FLOOR

FOYER

- Front door with side transom window
- Terracotta tile floor
- Double closet
- Exposed brick wall
- Mirrored wall

LIVING ROOM

- Broadloom
- Large floor to ceiling windows
- Lutron automatic blinds
- High ceiling with transom windows all around

DINING ROOM

- Broadloom
- Corner windows overlooking front garden
- Pocket door to kitchen

KITCHEN

- Linoleum floor
- Fisher & Paykel stainless steel refrigerator with freezer drawer
- Stainless steel electric range with range hood
- AEG built-in stainless steel microwave
- AEG built-in stainless steel wall oven
- LG stainless steel dishwasher
- Double stainless steel sink
- Cabinet lighting

BREAKFAST AREA

- Linoleum floor
- Built-in bench
- Combined with kitchen and open to family room
- Large picture window

LAUNDRY

- Tile floor
- AEG stackable washer and dryer
- Laundry tub
- Window
- Linen closet
- Double closet
- Separate side entrance

SEPARATE WATER CLOSET

FAMILY ROOM

- Broadloom
- Wood burning fireplace with brick surround and wall
- Stone bench
- Custom wood built-in TV cabinet with shelves
- Large floor to ceiling windows
- Lutron automatic blinds
- Sliding glass door walks out to patio and pool
- Directional ceiling lighting

POWDER ROOM

- Marble Tile Floor
- Vanity
- Built-in wall mirror
- Recessed lighting

LINEN CLOSET

BEDROOM / OFFICE

- Broadloom
- Accent wall
- Double closet
- Large picture window overlooking back garden and pool

BEDROOM

- Broadloom
- Closet
- Large picture window overlooking front courtyard garden

FIVE PIECE WASHROOM

- Marble tile floor
- Double vanity with built-in wall mirror
- Bathtub with shower
- Window

BEDROOM

- Broadloom
- Closet
- Large picture window overlooking front courtyard

POCKET VANITY WITH LARGE MIRROR AND SINK

BEDROOM

- Broadloom
- Closet
- Large picture window overlooking back garden and pool

THREE PIECE ENSUITE WASHROOM

- Marble Tile floor
- Vanity
- Built-in wall mirror
- Standing shower
- Window

MASTER BEDROOM

- Broadloom
- His and her closets with custom built-ins
- Large picture window overlooking back garden and pool

LOWER LEVEL

- Great above grade light
- Beautiful fieldstone fireplace
- High ceilings
- Ready to be insulated and drywalled
- Full basement
- Cedar closet
- Separate entrance

ADDITIONAL INFORMATION

Taxes: \$ 16,996.65 (2023)

Lot Size: 101' x 121.09'

Parking: Double private drive with attached two car garage

Possession: 60 Days / TBA

Inclusions: All kitchen appliances, washer, dryer, all electric light fixtures, all window coverings, all custom built-ins, Lutron automatic blinds.

Exclusions: Chandelier in dining room, chandelier in foyer.

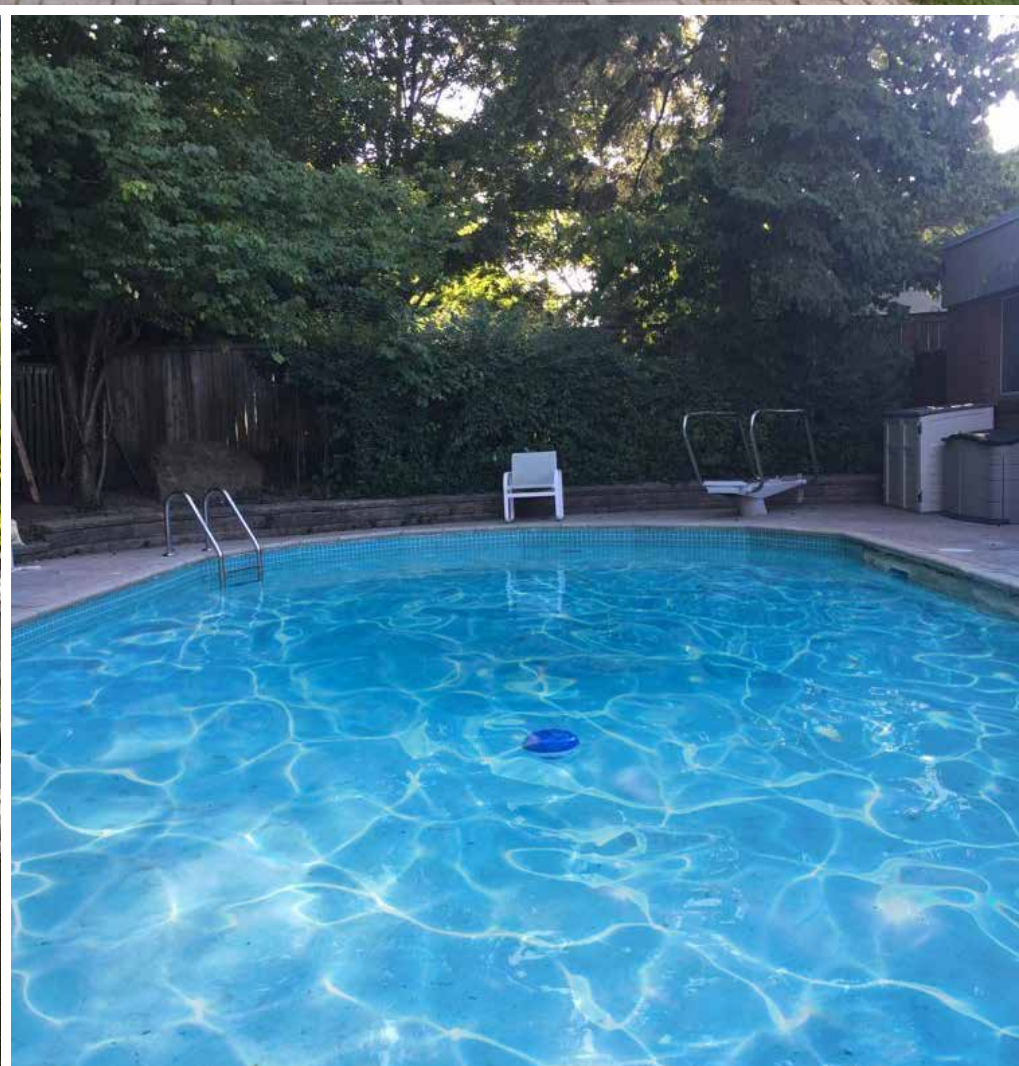
**OFFERED
FOR SALE AT
\$4,998,000.⁰⁰**



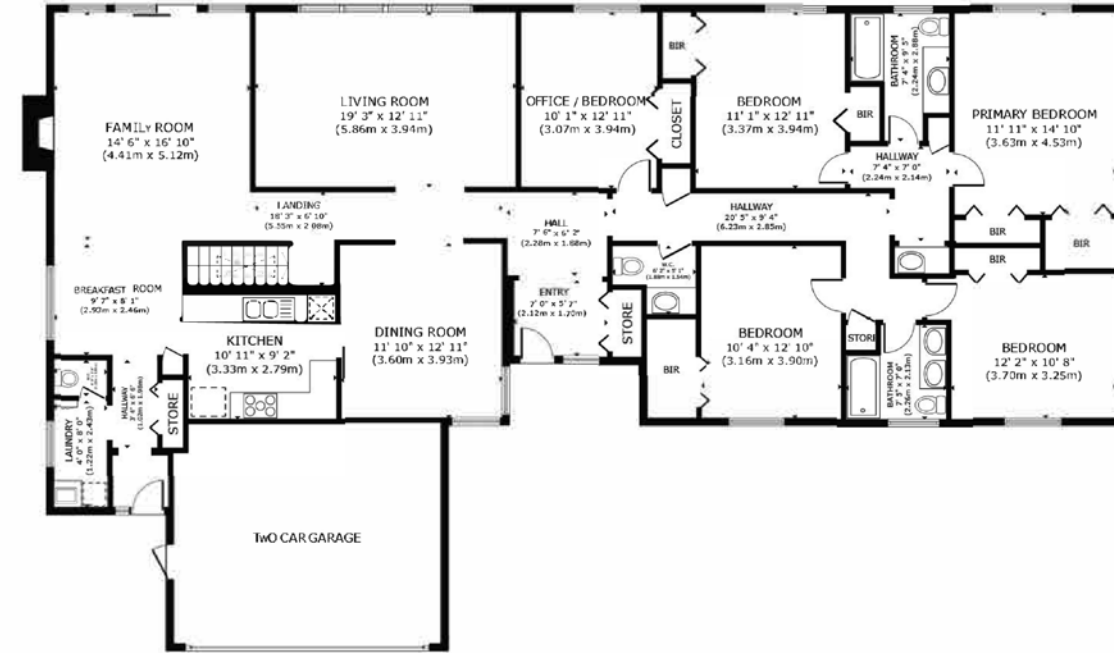




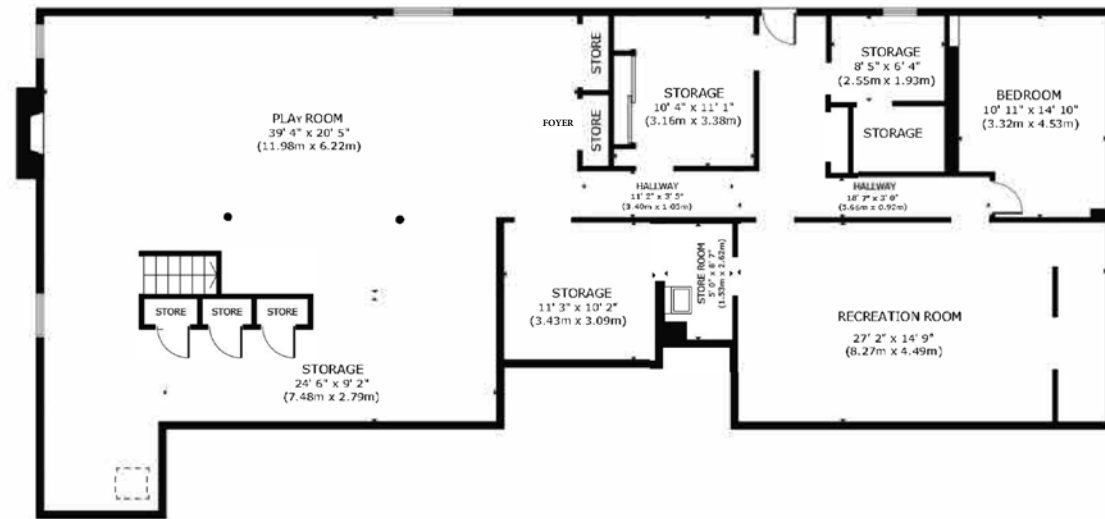




Floor Plan



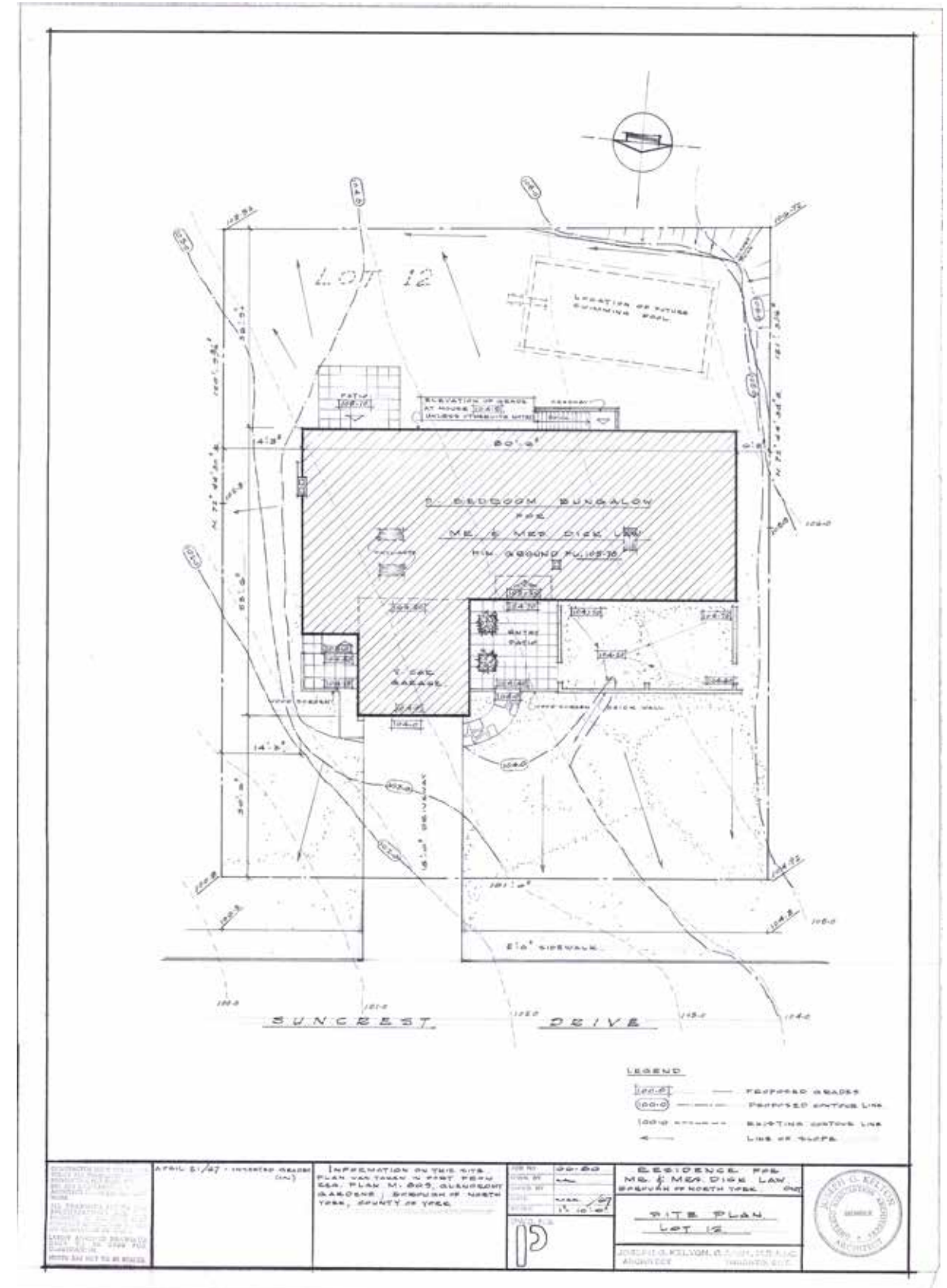
MAIN FLOOR



BASEMENT

GROSS INTERNAL AREA
 BASEMENT 2,306 sq.ft. (214.2 m²) MAIN FLOOR 2,359 sq.ft.
 (219.1 m²) EXCLUDED AREAS : GARAGE 319 sq.ft. (29.6 m²)
 TOTAL : 4,665 sq.ft. (433.4 m²)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Survey



<p>APPROVED FOR THE CITY OF TORONTO BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT ON APRIL 21, 2017</p>	<p>APRIL 21, 2017 - INSERTED REVISION (S)</p>	<p>INFORMATION ON THIS SITE PLAN WAS TAKEN FROM THE CITY OF TORONTO'S CADASTRAL PLAN M. 809, ALREADY RECORDED, SHOWING OF NORTH YORK, COUNTY OF YORK.</p>	<p>DATE: 04/20/17 DRAWN BY: [Signature] CHECKED BY: [Signature] SCALE: 1/8" = 1'-0"</p>	<p>SECTIONAL PLAN NO. 8 MRS. DINE LAW BRUNNEN OF NORTH YORK, ONT.</p>	
<p>DATE: 04/20/17</p>			<p>PROJECT: 17-1017</p>		<p>APPROVED FOR THE CITY OF TORONTO BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT ON APRIL 21, 2017</p>
<p>DATE: 04/20/17</p>			<p>PROJECT: 17-1017</p>		



LEEANNE WELD KOSTOPOULOS

Sales Representative

c 416.566.8603 | o 416.489.2121

leeanne@leeanneweld.com

leeanneweld.com

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

Gairdner Award Winner

2004-2022

Lifetime Chairman's Award Winner



JOHNSTON & DANIEL

A DIVISION OF ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE