



# HEAPS ESTRIN

REAL ESTATE TEAM



8 Parklea Drive





## 8 Parklea Drive

Welcome to 8 Parklea Drive, a beautiful, detached, custom-built home completed two years ago and situated in the heart of Leaside. The home has an impressive curb appeal showcasing professional landscaping and a timeless façade.

Upon entering the home, one is struck by the impeccably designed layout boasting nearly 3,700 square feet of designer-finished interior living space. The main level incorporates warm-toned colours and herringbone floors, adding a rich and sophisticated aesthetic to the living space. The home displays an expansive free-flowing layout, soaring ceilings, and stylish accents at every turn.

The main level offers a perfect layout for entertaining guests. The dining room features built-in cabinetry, elegant ceiling detailing, and overlooks the streetscape. The stellar chef's kitchen has stone counters, custom cabinetry, pendant lighting, a banquette, and professional-grade appliances. The family room overlooks the landscaped rear garden and is the perfect space for relaxing with family. The main level powder room offers paramount convenience for guests.

The family-friendly second level boasts four well-appointed bedrooms and three bathrooms. The primary bedroom features white oak hardwood floors, pot lights, and a walk-in closet. The five-piece spa-style ensuite bathroom is complete with a soaker tub, custom vanity, and glass-enclosed curb-less standing shower. Three additional bedrooms are well-proportioned and offer abundant storage space, one of which features a three-piece ensuite bathroom.

The lower level features a large recreation room, a den, an office, and direct access to the garage. The home's desirable built-in garage is any city-dwellers dream with conveniences including ample built-in storage, a workshop, and a car detailing station.

8 Parklea Drive is situated on a picture-perfect, tree-lined street, steps away from Talbot Park and just a short stroll to some of the most sought-after schools in the city, including Leaside High School. This stellar property offers a unique opportunity to own the perfect family home in the heart of Leaside.







































# Features



## Details

### LOT SIZE

30 feet by 135 feet

### TAXES

\$10,474.27 (2022)

### POSSESSION

60 days or to be arranged

### HEATING

Forced air gas

### COOLING

Central air conditioning

### DRIVEWAY

Private driveway

- Custom-built detached home, featuring nine and ten-foot ceilings throughout
- Magnificent curb appeal with irrigation system controlled by phone and puddle lights along the private driveway
- Nearly 3,000 square feet of above grade designer-finished living space
- Gorgeous chef's kitchen with large centre island overlooking the spectacular family room with Caesarstone countertops and backsplash, pantry with pull-out drawers, and ample storage for cooking items
- The kitchen features an additional bar sink, undermount sink, soft-closing drawers, Rubinet faucets, Wolf and Subzero appliances, built-in Miele coffee maker, panelled refrigerator and dishwasher, gas cooktop, and an abundance of storage space
- The butler's pantry makes entertaining easy with custom built-in cabinetry, Caesarstone countertops, a beverage centre, and a built-in microwave
- Fabulous for entertaining, the family room boasts eleven-foot ceilings, hardwood floors, pot lights, custom built-ins, and a gas-burning fireplace
- Combined living and dining room is currently used as an oversized dining room with Herringbone hardwood floors, floor-to-ceiling windows overlooking the front drive and gardens, built-in cabinetry, wood panelling, and pot lights
- Main floor two-piece powder room with stunning vanity and Toto toilet
- Bright upper level features excellent ceiling height, and a skylight ovetop staircase
- Primary suite with hardwood floors, pot lights, his and her walk-in closets with custom built-in cabinetry, a five-piece spa-inspired ensuite with a decorative marble floor and Toto Washlet, stand-alone soaker tub and glass enclosed steam shower with curbless entry
- Second bedroom with hardwood floors, pot lights, and ample closet space with custom built-in cabinetry
- Spacious third and fourth bedroom with hardwood floors, coffered ceilings, pot lights and double closets with built-in cabinetry
- Spacious bathroom with double sink and marble counters, skylight, heated marble floors, glass enclosed shower with curbless entry, feature wall, and rain shower
- Convenient upstairs laundry with LG front loading washer and dryer
- Linen closet with shelving
- Lower level offers spacious recreation room with hardwood floors, pot lights, and custom built-in cabinetry
- Lower level four-piece bathroom boasts marble floors, custom vanity with marble countertop, and marble floors
- Ample additional storage space with the under-stair closet, a double closet with custom built-ins, and additional space in the utility room
- LED high-efficiency pot lights with Lutron light switches controlled by mobile phone
- Safe 'n sound interior doors
- Central vacuum with retractable hose release for each outlet
- Entire home completely wired for ethernet and internet
- Sonos compatible built-in speakers
- Security system
- Basement office roughed in for wine cellar
- Lower level floor roughed in for radiant in-floor heating
- Generator capable of powering entire home
- Pre-wired for Tesla charger in garage

### INCLUSIONS

- All electric light fixtures
- Window coverings
- Heating systems and related equipment
- Cooling systems and related equipment
- Sonos compatible built-in speakers
- Generator
- Central vacuum and related equipment
- Security system (monitoring extra)
- LG Microwave
- Sirius Hood Fan
- Wolf Stove Top and Oven
- Subzero Refrigerator
- Cove panelled dishwasher
- built-in Miele coffee maker
- GE Monogram Wine Fridge
- Hot water tank





# HEAPS ESTRIN

REAL ESTATE TEAM

We are a team of passionate and dedicated professionals who strive to ensure that each client's unique needs are met. Our goal is to deliver every client with a full service real estate experience that exceeds all expectations.

---



**Cailey Heaps**

B.Comm.

BROKER OF RECORD

416.424.4910

Cailey@HeapsEstrin.com



**Bradley Cox**

REAL ESTATE AGENT

416.456.8102

Brad@HeapsEstrin.com

---

HEAPSESTRIN.COM



Follow us to learn more about our exclusive listings, events and contests.

---

For Royal LePage Real Estate Services Heaps Estrin Team, Brokerage. All information and statements contained herein, provided by Royal LePage Real Estate Services Heaps Estrin Team, 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.

Royal LePage Real Estate Services Heaps Estrin Team, Brokerage Independently Owned and Operated