

# Floor Plan



**LOT SIZE:** 51.15 x 65 feet

**TAXES:** \$12,268.99/2025

**BEDROOMS:** 4

**POSSESSION:** Immediate/TBA

**BATHROOMS:** 1x4, 2x2

**PARKING:** Single car garage + 2 car parking

For more photos & information on this property

**SCAN HERE**



**Signature Realty**  
IND. OWNED & OPERATED BROKERAGE



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Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility.



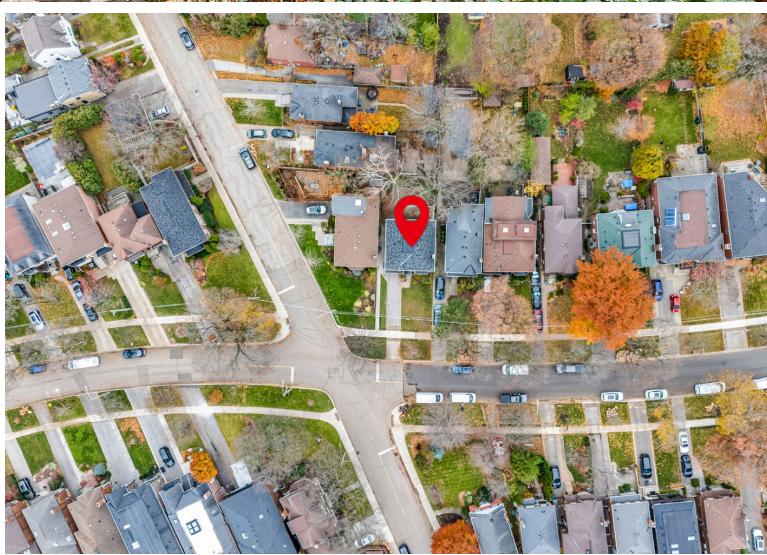
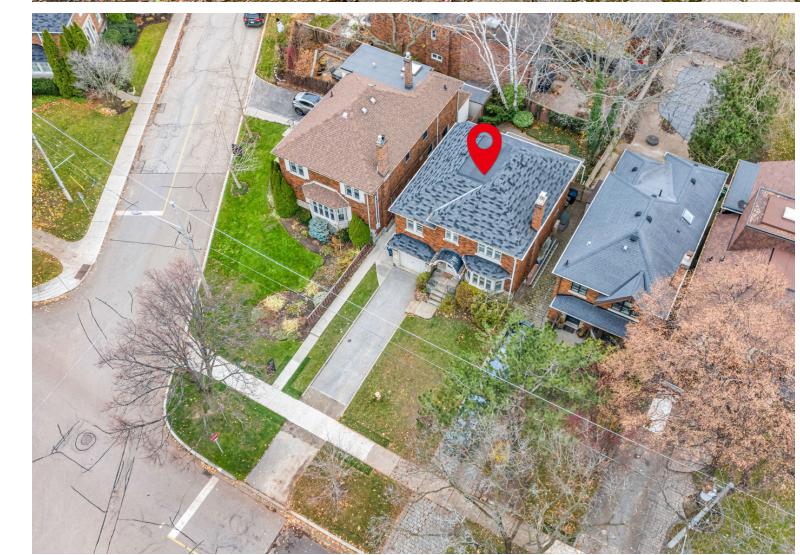
WELCOME TO

# 72 Bessborough Drive



[www.72Bessborough.com](http://www.72Bessborough.com)





## Exterior

- Single car garage
- Two car parking
- Mature trees & shrubs
- Outdoor water taps

## Backyard

- Fenced yard
- Interlocking patio
- Mature trees & shrubs
- Outdoor water taps

## Foyer

- Coat closet
- Parquet flooring
- Crown moulding
- Access to Lower Level

## Living Room

- Hardwood flooring
- Bay window
- Original leaded glass windows on front facing windows
- Wood burning fireplace with stone surround & wooden mantle
- Crown moulding
- Overlooks front garden

## Dining Room

- Formal room
- Double door entry to Family Room
- Wainscoting
- Crown moulding
- Stained glass windows
- Hardwood flooring

## Family Room

- Overlooks back garden
- Walk-out to back garden
- Oversized picture window
- full length storage area underneath with light switch

## Breakfast Room

- Open concept
- Double door entry to Family Room

## Kitchen

- Overlooks back garden
- Built-in spice cupboard
- Separate entrance
- Access to Lower Level
- Non-functioning built-in Westinghouse wall oven 'as is'
- Whirlpool fridge 'as is'
- LG microwave 'as is'
- Built-in Westinghouse cooktop 'as is'
- Built-in Allure stove vent 'as is'
- Built-in Frigidaire dishwasher 'as is'

## 2nd Level

- Hardwood flooring
- Broadloom
- Wainscoting
- Built-in linen closet with sliding drawer storage
- Large cedar closet

## Primary Bedroom

- Overlooks front garden
- Hardwood flooring
- Attic access
- Closet

## 4 Piece Bathroom

- Ceramic tile flooring
- Overlooks front garden
- Built-in mirrored storage cabinet

## Second Bedroom

- Hardwood flooring
- Overlooks front garden
- Closet with built-in shelving

## 2 Piece Powder Room

- Ceramic tile surround
- Built-in mirrored storage cabinet

## Third Bedroom

- Hardwood flooring
- Overlooks back garden
- Walk-in closet
- LG A/C wall unit (the compressor for the AC is in the backyard)
- Attic access

## Fourth Bedroom

- Hardwood flooring
- Overlooks back garden
- Built-in LG wall mounted air conditioning system 'as is'
- Closet

## Lower Level

- Large closet
- Storage closets under stairs

## 2 Piece Powder Room

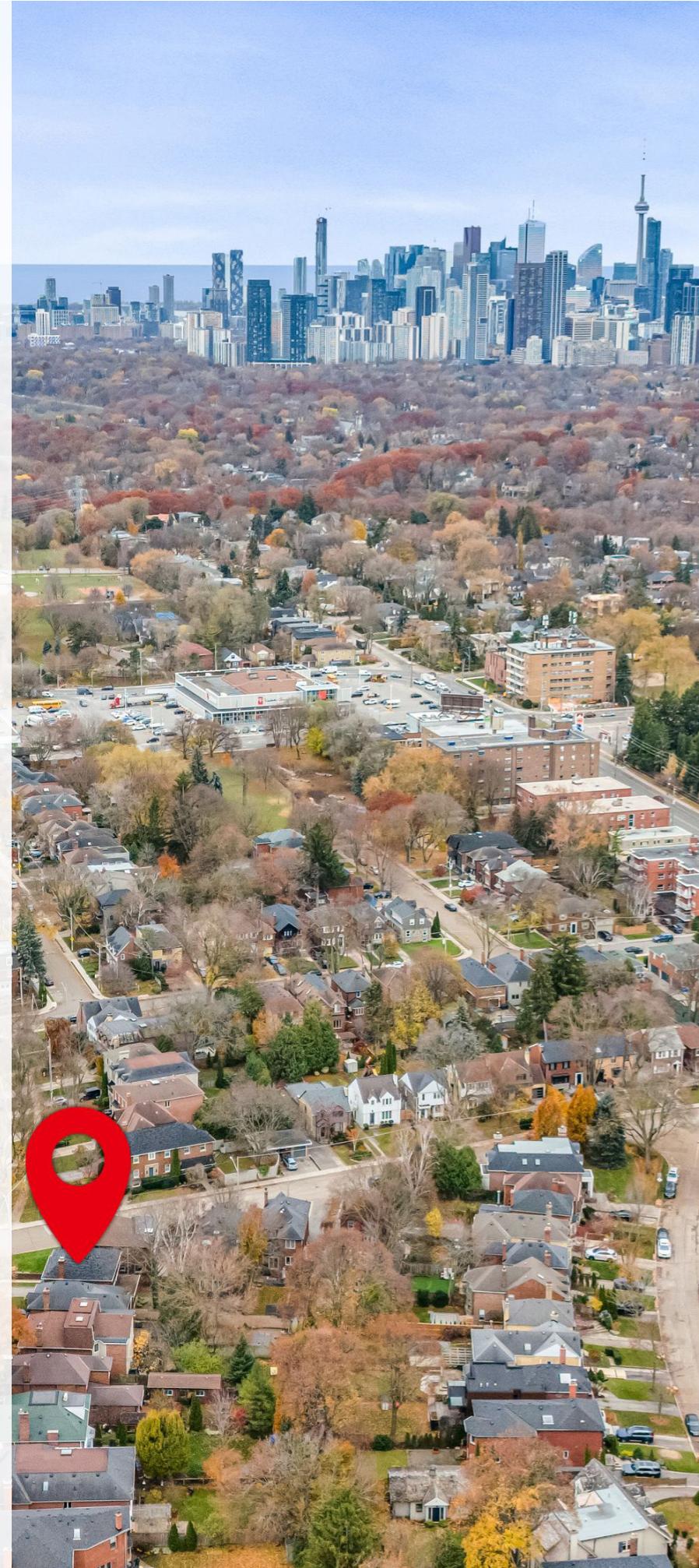
- Built-in shelving
- Ceramic tile flooring

## Office

- Above-ground window
- Paneled walls

## Utility Room

- Eco King tankless hot water system 'as is' (rental)
- Boiler 'as is' (rental)



## Recreation Room

- Broadloom
- Paneled walls
- Above-ground window

## Laundry Room

- 200-amp service
- Above-ground window
- Built-in storage closets
- Upper & lower storage cabinets
- Maytag washer 'as is'
- Maytag dryer 'as is'
- Coldspot freezer 'as is'
- Access to side door

## In Your Neighbourhood

- SmartCentres
- Homesense
- Winners
- The Home Depot
- PetSmart
- Longo's
- Whole Foods
- Metro Grocery
- Canadian Tire
- Soon-to-be Eglinton LRT
- Leaside Public Library
- Leaside Memorial Arena
- Leaside Curling Club
- Howard Talbot Park
- Sunnybrook Hospital & Health Centre
- Sunnybrook Park
- TTC, DVP & Highway 401
- Rolph Road Elementary School
- Bessborough Drive Elementary and Middle School
- Leaside High School (French Immersion)
- Davisville Junior Public School (French Immersion)
- Glenview Senior Public School (French Immersion)
- Lawrence Park Collegiate Institute (French Immersion)
- Bedford Park Public School (middle Immersion)
- Leaside High School (middle Immersion)
- St. Anselm Catholic School
- Holy Rosary Catholic School (French Immersion)
- St. Bonaventure Catholic School (extended French)

## Inclusions

- Everything 'as is' & no warranties. Electric light fixtures, window coverings, built-in Westinghouse wall oven, Whirlpool fridge, LG microwave, built-in Westinghouse cooktop, built-in Allure stove vent, built-in Frigidaire dishwasher, built-in LG wall mounted air conditioning system, Maytag washer & dryer, Coldspot freezer, primary bedroom LG wall-mounted air conditioning unit (the compressor for the AC is in the backyard)

## Exclusions

- Chubb alarm system (\$66/monthly fee applies), downstairs hall light fixture and the chandelier in the dining room

## Rentals

- Eco King tankless hot water system 'as is' (rental) & boiler (\$193.44/ month?)