

THE
ASHBY POOLE TEAM



38 ANNESLEY
AVENUE

welcome to

38

ANNESLEY AVENUE

This custom-built luxury residence in Leaside offers exceptional space and presence, set on a rare 36-foot frontage along a quiet enclave on one of North Toronto's most sought-after streets. Designed for modern family living and elegant entertaining, the main level features grand principal rooms adorned with exquisite wainscoting, creating a warm yet sophisticated atmosphere.

At the heart of the home is a gourmet kitchen complete with a large island, marble countertops, pantry space, built-in desk and an eat-in dining area. The spacious family room, with fireplace and custom built-ins, seamlessly walks out to a deck, patio, and fully fenced private yard. A convenient 2-piece powder room, mudroom, side entrance, and direct access to the attached garage complete the main floor.

The second level with skylight offers four generously sized bedrooms, including a private and luxurious primary suite featuring a five-piece marble ensuite, walk-in closet, and its own balcony retreat. Three additional bedrooms, a 4-pc bathroom and a well-appointed upper-level laundry room (may have potential to convert to a bathroom) and linen closet provide comfort and practicality for family living.

The finished lower level with in-floor heating expands the living space with a large recreation room, an adjoining wine cellar, a fifth bedroom, a 3-piece bathroom, and ample storage.

A rare offering on an A+ street, this home totalling approximately 4,000 sf of luxurious living space, includes a one-car attached garage and private drive, along with high-end finishes throughout. Thoughtful extras such as the mudroom, main floor powder room, upstairs laundry and wine cellar enhance both convenience and functionality.

Ideally located within walking distance to top-ranked schools including Northlea Public School (JK-Grade 8 with French immersion) and Leaside High School, as well as transit, including the new LRT line. Enjoy close proximity to many of Toronto's finest private schools plus the shops, restaurants, and amenities along the Bayview and Laird corridors, Leaside SmartCentre, Sunnybrook Hospital, and an abundance of parks, trails, and recreational facilities including Serena Gundy and Sunnybrook Parks.

interiors

MAIN LEVEL

FEATURES

Hardwood floors, crown moulding, halogen pot lights and fully wired with zone control ability & sound system, built-in speakers.

FOYER

- Marble floor in entryway
- Coat closet

LIVING ROOM

- Bay window with custom blinds
- Wainscoting

DINING ROOM

- Wainscoting
- Chandelier

KITCHEN

- Eat-in dining area
- Custom cabinetry, marble countertops and custom backsplash
- Center island with marble countertop
- Undermount double stainless steel sink
- Built in pantry and desk
- Miele 5 burner induction cooktop and built in hood fan
- Stainless steel Miele built in microwave
- Stainless steel Miele oven
- Integrated panelled Miele refrigerator/freezer
- Stainless steel Miele built in dishwasher
- Stainless steel Uline beverage/wine fridge
- Adjoining mudroom with powder room, closet and direct garage access

FAMILY ROOM

- Picture windows with custom blinds overlooking rear garden
- Gas fireplace with marble surround and wood mantle
- Custom built in cabinetry and shelves
- Custom ceiling design
- Walk out to composite deck and rear garden with firepit

MUDROOM

- 2-piece powder room
- Closet
- Direct entry to garage designed by Garage Living

interiors

SECOND LEVEL

FEATURES

Beautifully appointed, the upper level offers a skylight, an elegant primary bedroom with ensuite and balcony, three additional bedrooms, an additional bathroom, laundry room and linen closet. Hardwood floors, crown moulding and halogen pot lights.

PRIMARY BEDROOM

- A private suite, this spacious primary retreat has a private balcony overlooking the rear garden
- Large walk-in closet
- Vaulted ceiling
- FIVE PIECE ENSUITE BATHROOM: Glass enclosed marble shower with inlaid floor design, custom designed vanity with marble countertop, soaker tub, radiant floor heating

SECOND BEDROOM

- His and Hers closets

THIRD BEDROOM

- Double closet and separate built-in shelving/storage

FOURTH BEDROOM

- Double closet

FOUR PIECE WASHROOM

- Custom designed vanity
- Heated floor
- Shower/ tub combination

2ND FLOOR LAUNDRY ROOM

- Front load washer and dryer
- Sink
- May have potential to convert to washroom if desired (buyer to confirm)

interiors

LOWER LEVEL

FEATURES

Lower Level with above grade windows, in floor heating, utility room, cold room, storage and high ceilings.

RECREATION ROOM

- Built in home theatre screen/equip (as-is)
- Wine cellar

- Broadloom
- Radiant floor heating

BEDROOM

- Custom built in closet
- Broadloom
- Radiant floor heating

WINE CELLAR

- Condensor
- Racking

3-PIECE WASHROOM

additional

INFORMATION

INCLUSIONS

Miele 5 burner induction cooktop and built in hood fan, stainless steel Miele built in microwave/ convection oven, stainless steel Miele oven, integrated panelled Miele refrigerator/freezer, stainless steel Miele built in dishwasher, stainless steel Uline beverage/wine fridge, washer and dryer, central vacuum and equipment, home theatre screen/equip (as-is), built in speakers on main floor and rear deck, wine cellar shelving and condenser, irrigation system in front and backyard, all electric light fixtures, all window coverings, broadloom where laid, HVAC, garage door opener and remotes, in floor heating basement, firepit and Garage Living shelving.

RENTALS

LOT SIZE

36 feet x 122 feet

HVAC

Gas Forced Air and Central Air Conditioning

ELECTRICAL

200 Amp

TAXES

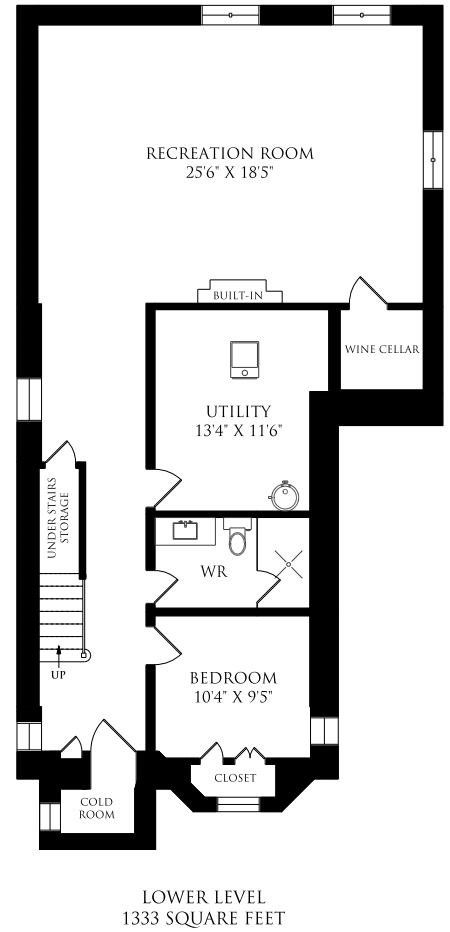
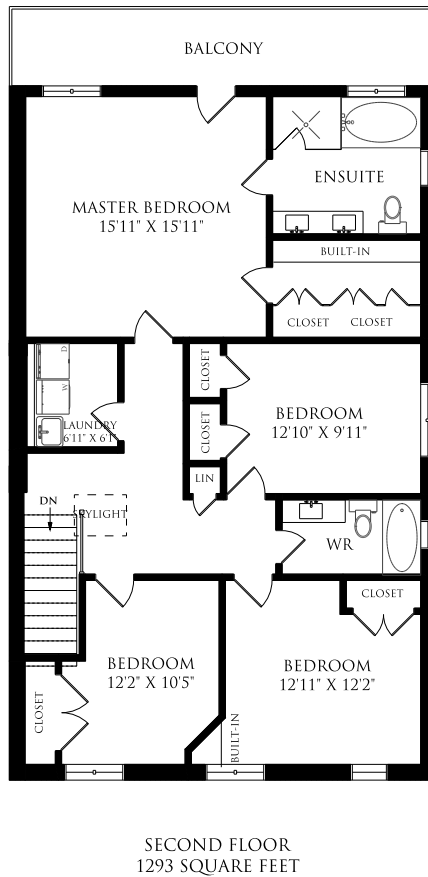
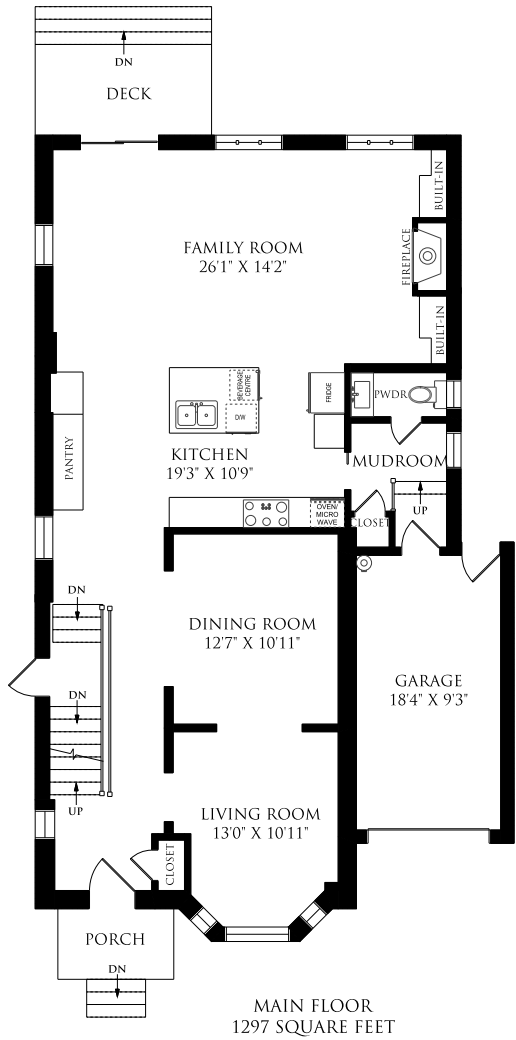
\$14,765.03 (2025)

DRIVE

Private drive with built-in one car garage (total parking for 3 cars)

POSSESSION

To Be Determined



CARSON DUNLOP HOME INSPECTION AVAILABLE UPON REQUEST

Seller Kindly Requests Bank Draft or Certified Deposit To Be Attached To Offer

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



ERIN ASHBY

SALES REPRESENTATIVE

D: 416.276.4849 | O: 416.925.9191

E: erinashby@rogers.com

BRITTANY POOLE

SALES REPRESENTATIVE

D: 647.822.5730 | O: 416.925.9191

E: brittany@theashbypooleteam.com

