


FOR LEASE | DETACHED | MLS# W14139728

# 15 Bell Royal Court, Toronto, ON M9A 4G7

Edenbridge-Humber Valley, Toronto · M9A 4G7

## C$ 6,850/mo

| 4 | 3 | 2,250 | 4 | — | For Lease |
|---|---|---|---|---|---|
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE |

## ABOUT THIS PROPERTY

Welcome to 15 Bell Royal Court, a beautifully renovated 4-level sidesplit tucked away on a child-friendly court in desirable Humber Valley Village. Set on a 65 x 130 lot, this sophisticated home has been transformed inside and out with a bright, design-forward interior and spectacular outdoor spaces. A welcoming foyer opens to the main level, where wide-plank engineered white oak floors, exposed white beams and pot lights carry through the living room complete with a picture window and centrepiece brick fireplace with patterned tile hearth, large adjoining dining room, gourmet kitchen with wood cabinetry with undermount lighting, quartz counters, centre island with breakfast bar and stainless steel appliances including a Bosch gas range, and separate sitting room with a wood-burning fireplace and a walkout to the deck. The ground level features a spacious family room with wood-burning stove set into a painted brick fireplace and a second walkout to the backyard, plus a bedroom, renovated 3-piece bathroom and dedicated laundry room. Upstairs are 3 bedrooms, including a spacious primary with his/hers closets and 3-piece ensuite, plus a striking 4-piece family bath with floating double vanity, glass shower and built-in storage. The finished lower level adds a massive rec room with brick fireplace, a utility/storage room and a large crawl space. The spectacular, fully fenced south-facing backyard showcases an oversized deck, expansive lawn, inground irrigation and mature trees & gardens. Extensive exterior improvements include composite architectural siding, stained brick, black-trimmed windows, new front door, concrete walkway, soffit lighting, fascia & eaves. The attached garage and private driveway provide parking for 4 cars. Top-rated local schools- HVV JMS, OLS, Richview CI & Bishop Allen. Excellent location near Humbertown shopping, renowned golf clubs, Royal York subway, Hwy 401 & the future Eglinton LRT. An exceptional home in prestigious Humber Valley Village.

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Park
- ✓ School
- ✓ Golf
- ✓ Cul de Sac/Dead End
- ✓ Public Transit

### PROPERTY DETAILS

| | |
|---|---|
| PROPERTY TYPE | Detached |
| LISTING STATUS | For Lease |
| STYLE | Sidesplit 4 |
| PROPERTY TYPE | Detached |
| BASEMENT | Finished |
| FACING | North |
| AREA RANGE | 2000-2500 sqft |
| PARKING | 4 spaces |
| POSTAL CODE | M9A 4G7 |
| NEIGHBOURHOOD | Edenbridge-Humber Valley |

## ROOM BREAKDOWN

| ROOM | LEVEL | DIMENSIONS | FEATURES |
|---|---|---|---|
| Foyer | Ground | — | Tile Floor, Double Closet, Pot Lights |
| Living Room | Main | — | Fireplace, Beamed Ceilings, Picture Window |
| Dining Room | Main | — | Pot Lights, Hardwood Floor, Large Window |
| Kitchen | Main | — | Centre Island, Quartz Counter, Stainless Steel Appl |
| Sitting | Main | — | Fireplace, Hardwood Floor, W/O To Deck |
| Primary Bedroom | Second | — | His and Hers Closets, 3 Pc Ensuite, Overlooks Backyard |
| Bedroom 2 | Second | — | Hardwood Floor, Double Closet, Large Window |
| Bedroom 3 | Second | — | Hardwood Floor, Double Closet, Window |
| Family Room | Ground | — | W/O To Deck, Fireplace, Hardwood Floor |
| Bedroom 4 | Ground | — | Closet, Hardwood Floor, Overlooks Frontyard |
| Laundry | Ground | — | Tile Floor, B/I Shelves, Walk-Out |
| Recreation | Lower | — | Pot Lights, Brick Fireplace, Hardwood Floor |
| Utility Room | Lower | — | Above Grade Window, Concrete Floor |
| Other | Lower | — | B/I Shelves, Concrete Floor |
| Other | Lower | — | — |

# GALLERY


RE/MAX PROFESSIONALS INC., Brokerage


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## LISTING AGENT


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