

Welcome To

58 Nesbitt Drive

Main Level

Foyer			<ul style="list-style-type: none">● Tumbled Marble Floors
Living Room	18'8" x 12'3"	5.69 x 3.73m	<ul style="list-style-type: none">● Majestic Gas Fireplace● Hardwood Floors● Pot Lights● Separate Room
Kitchen	14'2" x 9'2"	4.32 x 2.79m	<ul style="list-style-type: none">● White Cabinetry● Tumbled Marble Floors● Pot Lights● Under Counter Lighting● Breakfast Bar● Overlooks Dining Area
Dining Room	22' x 9'	6.71 x 2.74m	<ul style="list-style-type: none">● Hardwood Floors● Pot Lights● Combined with Family Room
Family Room	23' 8" x 13'	7.21 x 3.96m	<ul style="list-style-type: none">● Hardwood Floors● Pot Lights● Combined with Dining Area● Walk-Out to Deck and Garden● Addition (2013)
Powder Room			<ul style="list-style-type: none">● 2-Piece

Second Level – *skylight over hallway*

Master Bedroom	15' x 3" x 15'2"	4.65 x 4.62m	<ul style="list-style-type: none">● Walk-In Closet with Organizers● Broadloom● Walk-Out to Covered Balcony
Master Ensuite			<ul style="list-style-type: none">● 5-Piece - Renovated● Double Sinks, Glass Enclosed Shower and Airjet Tub
Second Bedroom	16'4" x 11'3"	4.98 x 3.43m	<ul style="list-style-type: none">● Double Closet with Organizers● Broadloom

Third Bedroom	14'8" x 11'3"	4.47 x 3.43m	<ul style="list-style-type: none"> ● Queen Size Murphy Bed ● Double Closet with Organizers ● Broadloom
Main Bathroom			<ul style="list-style-type: none"> ● 4-Piece ● Renovated with Enclosed Tub ● Linen Closet

Lower Level

Recreation Room	33' x 6" x 15'	10.21 x 4.57m	<ul style="list-style-type: none"> ● 2 Walls of Built-Ins ● Laminate Floors ● Pot Lights
Laundry Room	6'9" x 6'	2.06 x 1.83m	<ul style="list-style-type: none"> ● Sink
Utility Room	11' x 8'9"	3.35 x 2.67m	
Storage Room	21' x 9'6"	6.40 x 2.90m	
Powder Room			<ul style="list-style-type: none"> ● 2-Piece

Additional Information

Inclusions	<ul style="list-style-type: none"> ● Jennair Stainless Steel Gas Stove ● Samsung Stainless Steel Refrigerator ● Whirlpool Stainless Steel Dishwasher ● Exhaust Fan ● Inglis Washer ● Inglis Dryer ● Existing Window Coverings ● Electric Light Fixtures Except Exclusions ● Broadloom Where Laid ● Closet Organizers ● All Built-ins in Basement ● Garden Shed
Exclusions:	<ul style="list-style-type: none"> ● Electric Light Fixtures in Foyer, Dining Room, 2nd Floor Hallway and Master Bedroom ● TV's and related Brackets in Master Bedroom and Basement

Lot Size	<ul style="list-style-type: none"> ● 36.00 x 100 Feet ● Copy of Property Survey dated October 6, 2011
Legal Description	<ul style="list-style-type: none"> ● Plan 2398 Pt Lot 20 Pt Lot 21
Property Taxes	<ul style="list-style-type: none"> ● \$8,315.89 per Annum (2022)
Parking/Drive	<ul style="list-style-type: none"> ● Private Drive
Heating/Cooling	<ul style="list-style-type: none"> ● Forced Air Gas Heating (approx. 2011) ● Humidifier on Furnace ● Hot Water – Tankless (approx. 2011) ● Central Air Conditioning (approx. 2011)
Possession	<ul style="list-style-type: none"> ● 60-90 Days or To Be Arranged

Public Schools

Bennington Heights Elementary School

76 Bennington Heights Dr.

(GR. JK-06)

(416) 396-2310

Bessborough Drive Elementary and Middle School

211 Bessborough Dr.

(GR. JK-08)

(416) 396-2315

Leaside High School

200 Hanna Rd.

(GR. 09-12)

(416) 396-2380

Carson Dunlop Pre-Listing Home Inspection Report Available



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 upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility.