



*Welcome to 140 Leslie Street*



*Gorgeous and Fully Renovated Modern Dream Home in the Heart of Leslieville  
Tremendous Amount of Upgrades and Close to Schools*



Cameron Weir, Sales Representative (416) 578-5400 [Cameron@TheWeirTeam.ca](mailto:Cameron@TheWeirTeam.ca)

Scott Hanton, Broker (416) 887-2530 [Scott@TheWeirTeam.ca](mailto:Scott@TheWeirTeam.ca)

Keller Williams Advantage Realty, Brokerage 1238 Queen St E Unit B, Toronto, ON M4L 1C3 O: (416) 465-4545 F: (416) 465-4533

[www.TheWeirTeam.ca](http://www.TheWeirTeam.ca)



*A Wonderfully Open-Concept Main Floor with Brand New Hardwood Flooring  
Nearly 60 Pot Lights Throughout the House*



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*Open-Concept Formal Dining*



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*Stunning chef's Kitchen with Gas Stove and Glass Brick-Style Backsplash*



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*Bright, Impressive & Inviting Master Bedroom  
Approx. 13' Spectacular Vaulted Ceiling and Loads of Extra Storage*



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*Gorgeous Exposed Brick on all Floors, in Many Rooms*  
*Expertly Finished Basement with Family Room, 4 Piece Bath, 4th Bedroom & Cold Storage*





*Private Fenced-in Backyard*



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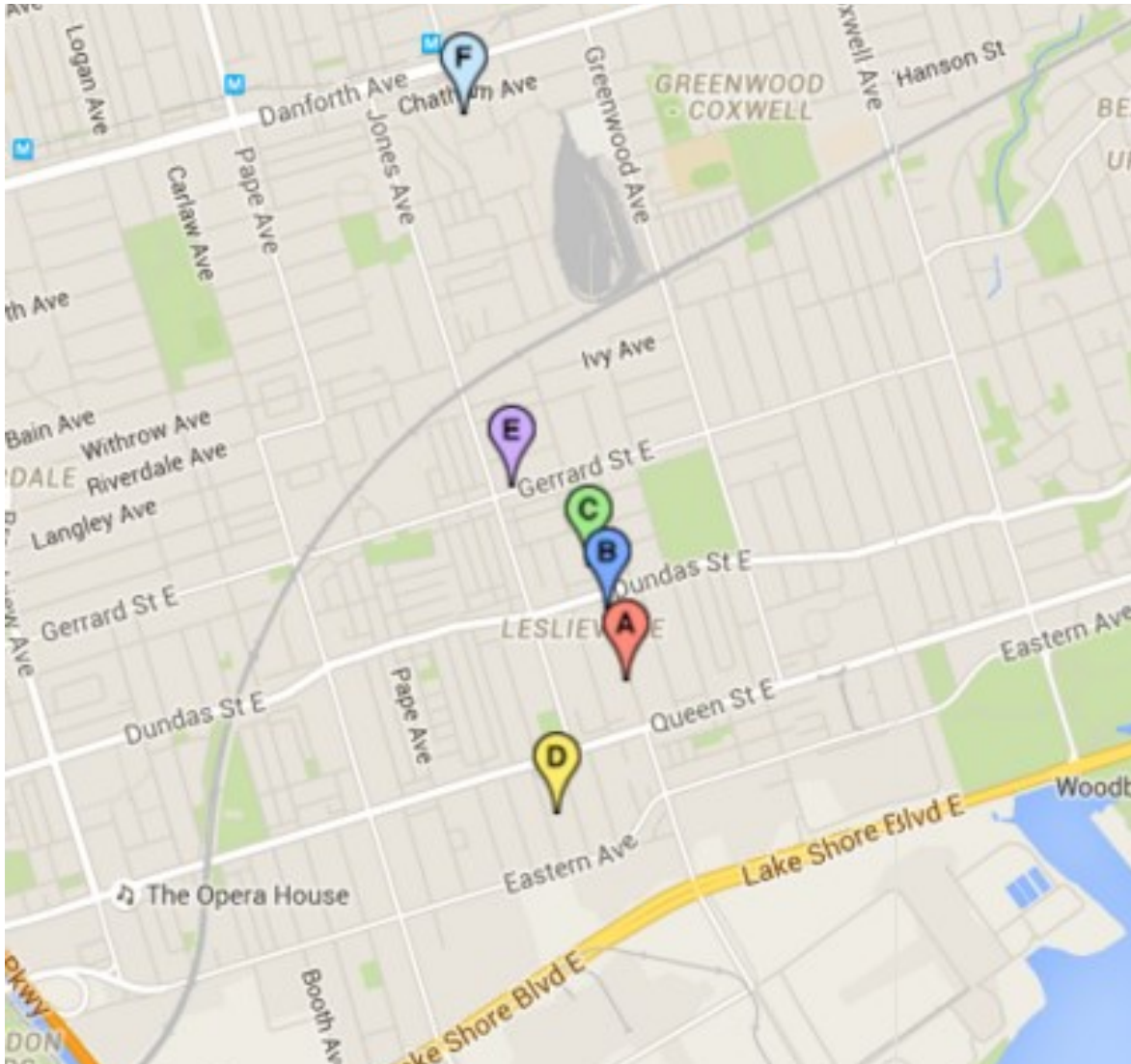
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## **Special Features and Upgrades**

- *Mature Maple Tree in Front yard and Flagstone Walkway*
- *New Front Porch Deck*
- *New Roofing with New Shingles and Flat roof*
- *New Front and Back Door*
- *New Windows Throughout the House*
- *New Furnace and A/C*
- *Tankless, On-Demand Hot Water Heater*
- *Exposed Brick on all Three Levels*
- *Industrial Spray-Foam Insulation throughout Majority of the House*
- *Main Floor and Basement Washrooms with Carrera Marble-Style Porcelain tiles*
- *Brand New Appliances in Kitchen, Including Gas Range, Quartz Countertop, Under mount LED Lights, Glass Brick-Style Backsplash*
- *Upgraded Honeycomb Tiles, Custom Glass Door in Second Floor Washroom*
- *Oak Staircase with Cast Iron Pickets*
- *Underpinning done in Basement to provide Approx. 8' Ceiling Height*
- *Waterproofing Done in Basement*
- *Floor Joists Reinforced & Doubled Sub Floor was Reinforced to Prevent Future Squeaks*
- *Brand New Electrical, Including New Panel Box, New Wiring and Fixtures*
- *All Permits Approved February 2016 with Final City Inspection*



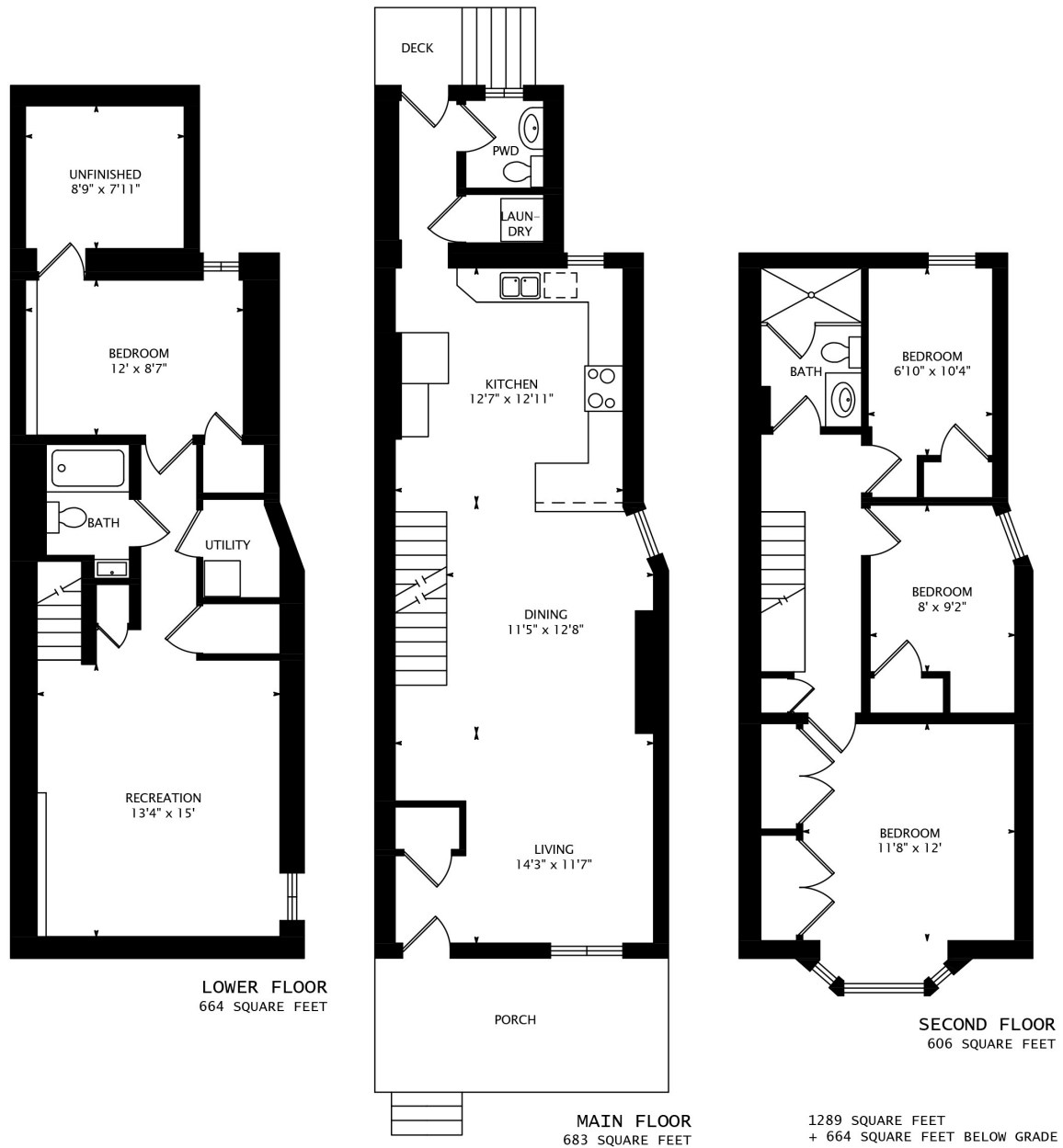
## Designated Schools

A)	140 Leslie St		
B)	St. Joseph Catholic School (GR. JK-08)	176 Leslie St	(416) 393-5209
C)	Leslieville Junior Public School (GR. JK-06)	254 Leslie St	(416) 393-9480
D)	Bruce Public School (GR. JK-07)	51 Larchmount Ave	(416) 393-0670
E)	Riverdale Collegiate Institute (GR. 09-12)	1094 Gerrard St E	(416) 393-9820
F)	Eastern Commerce Collegiate Institute (GR. 10-12)	16 Phin Ave	(416) 393-0230

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