

# Welcome to 120 Rosedale Valley Road, Suite 504



HEATHER & CAILEY  
**HEAPS**  
JAMES  
**ESTRIN**  
SALES REPRESENTATIVES

National Chairman's Club Award  
Top 1% In Canada

416.424.4900  
Team@HeapsEstrin.com  
www.HeapsEstrin.com

Helping you is what we do.  
**ROYAL LEPAGE**  
ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE

# Welcome to 120 Rosedale Valley Road, Suite 504

## FEATURES OF THIS BUILDING

- Quiet location in South Rosedale
- Contemporary lobby and hallways
- The building has lovely gardens with a salt water pool
- Easy walk to Rosedale and Bloor Street subways
- Amenities include: 24 concierge, exercise room, outdoor pool, recreation room, sauna and visitor parking
- Enjoy the vitality of Yonge and Bloor area

## FEATURES OF THIS SUITE

- Bright and spacious
- Large principal rooms – big enough to accommodate a grand piano!
- Nice treetop and garden views
- Excellent room sizes
- Ensuite storage room
- Updated bathrooms
- New windows

<b>Foyer</b>	16'2 <sup>1</sup> / <sub>2</sub> " x 6' 11 <sup>1</sup> / <sub>2</sub> "	<ul style="list-style-type: none"><li>• Parquet floors</li><li>• Closet</li><li>• Powder Room</li><li>• Direct access to ensuite storage</li></ul>
<b>Living Room</b>	18'5" x 12'10 <sup>1</sup> / <sub>2</sub> "	<ul style="list-style-type: none"><li>• Broadloom</li><li>• Wall to wall picture window</li><li>• Overlooks garden</li><li>• Excellent natural light</li><li>• Large enough for grand piano!</li></ul>
<b>Dining Room</b>	14'5 <sup>1</sup> / <sub>2</sub> " x 10'5"	<ul style="list-style-type: none"><li>• Picture window over garden</li><li>• Large enough for a full sized dining room suite</li></ul>
<b>Kitchen</b>	11'8" x 7'1 <sup>1</sup> / <sub>2</sub> "	<ul style="list-style-type: none"><li>• Modernized with white cabinetry</li><li>• Double sink</li><li>• Ceiling fan</li><li>• Broom closet</li><li>• Access to hallway</li></ul>
<b>Master Bedroom</b>	17'2" x 11'8 <sup>1</sup> / <sub>2</sub> "	<ul style="list-style-type: none"><li>• Parquet floor</li><li>• Wall to wall picture window</li><li>• His and hers closets</li><li>• Built-in wall unit</li></ul>
<b>Updated Four Piece Semi Ensuite Plus Powder Room</b>		
<b>Second Bedroom</b>	14'7" x 10'6"	<ul style="list-style-type: none"><li>• Parquet floor</li><li>• Wall to wall picture window</li><li>• Double closet</li></ul>

### Linen Closet

### Laundry On Fourth Floor

<b>Inclusions:</b>	General Electric fridge, General Electric stove, Nutone Hood, two window air conditioning units, all electric light fixtures and all window coverings.
<b>Exclusions:</b>	Dining room chandelier
<b>Maintenance Fee:</b>	\$1,030.29 per month includes municipal taxes, heat, water, cable television, building insurance and common elements.
<b>Parking:</b>	Rental (\$47 - \$67 per month).
<b>Locker:</b>	Exclusive use of locker.
<b>Possession:</b>	Flexible, early preferred.

Offered For Sale at: \$397,000