

WELCOME TO
65 ROSE PARK DRIVE



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ROYAL LEPAGE



ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE

Welcome to

65 ROSE PARK DRIVE

Features of this Home and Neighbourhood:

- Excellent location on a quiet Moore Park street
- Abundance of natural light
- Good layout with generous room sizes
- Spacious back porch leads to private rear garden with many perennials including day lilies, phlox, black-eyed susans, coneflowers, astilbes, hostas, peonies, bleeding hearts, columbines, irises, hydrangeas and a rhododendron
- Rare private drive with detached garage
- No through traffic in the neighbourhood
- Good access to the ravine system
- Walking distance to the subway and the many amenities of Yonge and St. Clair
- Wonderful neighbours
- Sense of neighbourhood
- Excellent local schools and programs: Deer Park Junior and Senior Public School and North Toronto Collegiate Institute and Northern Secondary School

Improvements:

- New roof on house (2004)
- New roof on garage (2010)
- Furnace reconditioned
- New broadloom (2000)
- New kitchen appliances (2000)

Main Level

Foyer

- Spacious entrance way with attractive wainscotting
- Closet
- Leaded window
- Built-in gumwood bench
- Separate vestibule
- Broadloom

Living Room

- Hardwood floor
- Wood burning fireplace with brick surround
- Crown moulding
- Leaded glass side windows
- French doors to dining room

Dining Room

- Hardwood floor
- Crown moulding
- Leaded glass side window
- Wainscotting
- Butler's door to kitchen
- French doors to living room
- Overlooks back garden

Kitchen

- Lots of natural light
- Stainless steel appliances
- Double sink
- Breakfast nook
- Butler's door to dining room
- Walkout to yard

Second Floor

Family Room

- Hardwood floor
- Closet
- Overlooks garden

Second Bedroom

- Hardwood floor
- Crown moulding
- Closet
- Overlooks front yard

Third Bedroom

- Hardwood floor
- Crown moulding
- Closet
- Overlooks front yard

Fourth Bedroom

- Hardwood floor
- Overlooks garden

Three Piece Bathroom with oversized shower

Large Linen Closet

Third Floor

Master Bedroom

- Pine floor
- Walk-in closet
- Sitting area
- Excellent ceiling height and natural light

Three piece ensuite with claw foot tub

Lower Level
(Separate side entrance)

Recreation Room

- Broadloom
- Built-in shelves
- Above grade window

One Piece Bathroom

Mudroom Area

Laundry/Storage Room

- Concrete floor
- Laundry sink
- Eaton Viking washer and dryer

Utility Room

- Concrete floor
- Work bench

Additional Information:

- Inclusions:** Stainless steel General Electric Profile fridge with bottom freezer, stainless steel KitchenAid oven, General Electric Profile built-in ceramic cooktop, Broan range hood, stainless steel Panasonic microwave, stainless steel General Electric dishwasher, Viking washer and dryer (in "as is" condition), fridge in lower level, all electric light fixtures, all window coverings and blinds, Weber barbeque on back porch, electric lawn mower in garage, two ladders in garage, assorted garden tools in garage, assorted tools in lower level utility room, storage shelves in lower level utility room, bookshelves in lower level recreation room and gas boiler and equipment.
- Exclusions:** None.
- Lot:** 28 feet by 109.75 feet. ("L" shaped lot).
- Parking:** Private drive with detached garage and four car parking
- Heating:** Hot water gas.
- Taxes:** \$6,991.55 (2014).
- Possession:** Flexible.

Offered for Sale at \$1,395,000



WWW.65ROSE PARKDRIVE.COM

