



105 ROCHESTER AVENUE

**HEAPS
ESTRIN**
REAL ESTATE TEAM

www.105ROCHESTERAVENUE.com

ADDITIONAL INFORMATION:

- Inclusions: Maytag fridge, Maytag electric stove, Broan range hood, Kenmore washer, General Electric dryer, all electric light fixtures (except where excluded), all window coverings, gas boiler and equipment and split system air conditioning unit and equipment (all in 'as is' condition).
- Exclusions: Master bedroom chandelier and dining room chandelier.
- Lot: 50 feet by 150 feet.
- Drive: Private driveway with detached double garage.
- Heating: Hot water gas.
- Cooling: Split system air conditioning.
- Taxes: \$12,505.06 (annual 2015).
- Possession: Long closing preferred.

Offered for Sale at \$2,195,000



#1 IN
TORONTO

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your
BEST MOVE

ROYAL LEPAGE

ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE

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Main Floor

VESTIBULE

- Stone Floor
- Leaded glass side door panels
- Walk-in coat closet with built-in hooks
- High baseboards
- Mahogany trim

FOYER

- Hardwood floor
- Leaded glass window
- High baseboards with arched detail
- Mahogany trim
- French doors to living room

LIVING ROOM

- Hardwood floor
- High ceiling
- Wood burning fireplace with brick surround and wood mantle
- Crown moulding
- Large windows
- High baseboards
- French doors to foyer and dining room
- Open to dining room
- Overlooks front garden



DINING ROOM

- Hardwood floor
- High ceiling
- Crown moulding
- High baseboards
- Butler door to breakfast room
- Custom window coverings
- Overlooks living room and back garden
- Walkout to back garden

KITCHEN

- Butler door to large floor-to-ceiling pantry with built-in shelves
- Tile backsplash
- Abundance of storage
- Double sink
- Undermount lighting
- Built-in desk
- Arched entry to breakfast room
- Overlooks back garden
- Walkout to backyard and covered porch



BREAKFAST AREA

- Custom built-in display and storage cabinet
- Arched entry to kitchen
- Custom radiator cover with built-in shelves
- Overlooks back garden

MUDROOM

- Separate entrance
- Built-in shelves





Second Floor

MASTER BEDROOM

- Hardwood floor
- Decorative fireplace
- Two closets
- Overlooks back garden

FOUR PIECE ENSUITE

- Built-in linen closet and medicine cabinet
- Overlooks back garden

SECOND BEDROOM

- Hardwood floor
- High ceiling
- His and Hers closets
- Overlooks back garden

THIRD BEDROOM

(currently used as Family Room)

- Hardwood floor
- Wood burning fireplace with brick surround, wood mantle and built-in bookcases
- Double closet
- Custom window coverings
- Large windows overlooking front garden

FOURTH BEDROOM

- Broadloom
- Floor-to-ceiling double closet with built-in organizers
- Overlooks front garden

FIFTH BEDROOM

- Hardwood floor
- Walk-in closet
- Custom window coverings
- High baseboards
- Large windows overlooking front garden

FOUR PIECE BATHROOM

LARGE LINEN CLOSET WITH BUILT-IN SHELVES

LAUNDRY CHUTE





Lower Level

(Separate Side Entrance)

RECREATION ROOM

- Spacious
- Panelled walls
- Above grade windows

NANNY'S ROOM

- Broadloom
- Double, extra deep closet
- Panelled walls
- Above grade windows

THREE PIECE BATHROOM

LAUNDRY ROOM

- Built-in shelf and cupboards
- Double laundry sink
- Built-in folding table

FURNACE ROOM/STORAGE

- Concrete floor
- Built-in cupboards
- Above grade windows

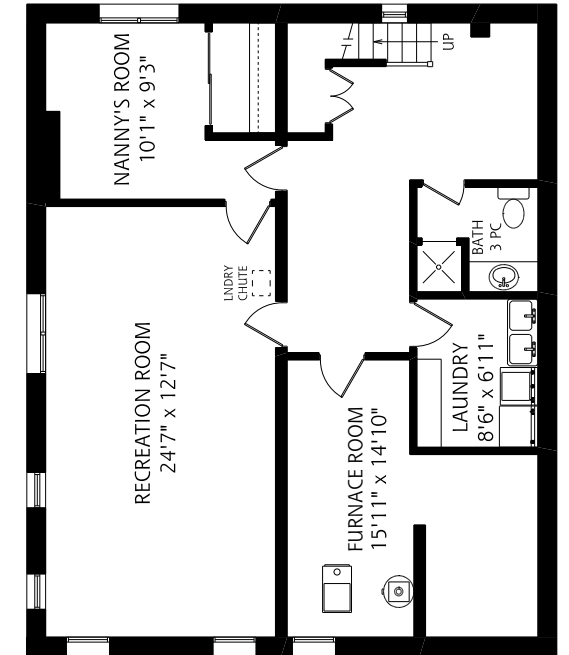
STORAGE UNDER STAIRS



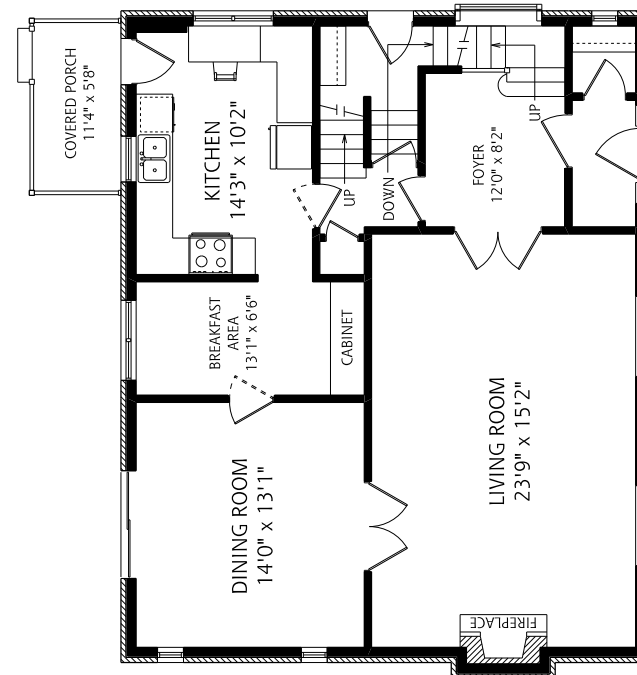
FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Character abounds in this five bedroom family home
- Large south-facing lot in a prime Lawrence Park location
- Ideally situated looking out to green space
- Private driveway with rare detached double garage
- Landscaped garden
- Close to bike trails, parks, library and restaurants
- Easy access to TTC, Yonge Street and ravine
- Fantastic schools in district: Blythwood Junior Public School, Glenview Senior Public School, Lawrence Park Collegiate and Northern Secondary School

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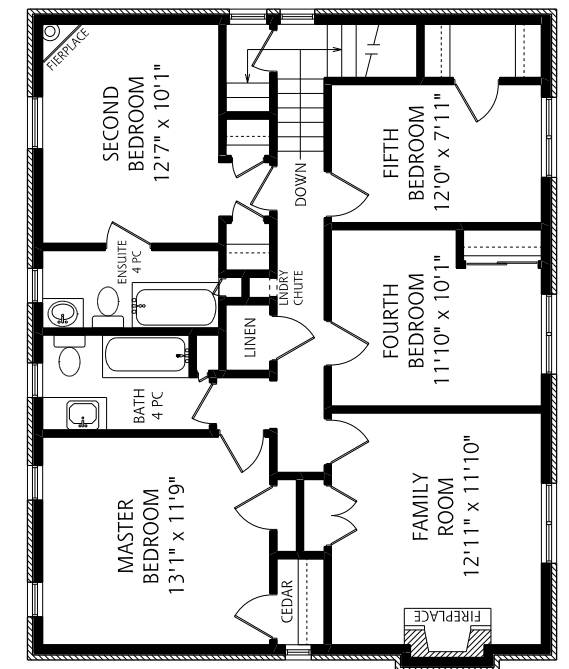
LOWER LEVEL
1,150 SQUARE FEET



MAIN FLOOR
1,155 SQUARE FEET

ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE

3 FOOT SCALE



SECOND FLOOR
1,155 SQUARE FEET