



HEAPS
ESTRIN
REAL ESTATE TEAM

100 & 102 ROSEDALE HEIGHTS DRIVE

Enjoy this sensational property located in one of Toronto's best neighbourhoods, Moore Park. Two large, luxurious suites each boasting over 5000 square feet of beautifully finished space. This property has exceptional curb appeal and offers a very rare opportunity. Four car garage with additional parking on the oversized driveway. Steps to the shops on Summerhill Avenue and the ravine. Easy access to TTC and downtown.

FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- A landmark property in one of Toronto's top neighbourhoods
- Purpose built duplex with generous suites
- Stately home on oversized lot – 73 feet by 137 feet
- Exceptional curb appeal
- Beautifully positioned on a corner with south and western exposure offering lovely views and ample gardens
- Triple exposure – an abundance of natural light
- Main and lower level suite recently renovated with high end finishes, impeccable detail and exquisite designer flair
- Updated mechanics throughout
- Two fireplaces in each suite
- Professionally landscaped with irrigation system
- Double width private driveway with two double garages
- A short walk to Whitney and OLPH schools
- Close proximity to some of Toronto's best private schools: Branksome Hall, Greenwood College, Upper Canada College and Bishop Strachan School
- Close to Mooredale House, a fabulous local community centre with kids programming, camps, pool, preschool etc.
- A short walk to the Brickworks Market on the weekend or wind your way through the city on the walking and bike trails
- Walking distance to the ravine, the TTC and the shops of Summerhill Avenue
- Minutes to downtown core via Mount Pleasant Road

ADDITIONAL INFORMATION:

Inclusions: All appliances including paneled 36" Sub-Zero fridge and freezer, paneled Sub-Zero bar fridge, Paneled Miele dishwasher, Wolf six burner gas stove, paneled Wolf exhaust fan, paneled Wolf warming drawer, stainless steel General Electric Profile microwave, garburator, water filtration system, stainless steel Whirlpool Duet steam washer and dryer, Sub-Zero 36" fridge, Sub-Zero 36" freezer, Jenn Air six burner cooktop with downdraft exhaust, Thermador warming drawer, two Wolf stainless steel wall ovens, two Miele dishwashers, Panasonic microwave, garburator, stacked LG washer and dryer, Sub-Zero bar fridge, LG side by side front loading washer and dryer, all California shutters, all electric light fixtures (except where excluded), all window coverings (not belonging to tenant), all speakers (built-in or attached) and stereo equipment in main floor suite, security system and equipment, irrigation system and equipment, central vacuum system and equipment for both suites including hide a hose central vacuum compartment on main floor and lower level, heating cables on roof, phantom screens, all heating systems, three hot water tanks and central air conditioning systems and equipment.

Exclusions: 100 Rosedale Heights Drive – no exclusions. 102 Rosedale Heights Drive – all tenant belongings including light fixtures in yoga room and breakfast room.

Note: Speak to listing agent regarding potential to add elevator.

Lot: 72.67 feet by 137.41 feet (please see survey).

Driveway: Double width private driveway with two double garages (one for each suite). Additional parking in front of each garage.

Taxes: \$18,561.52 (annual 2017).

Possession: Flexible.



100 ROSEDALE HEIGHTS DRIVE MAIN FLOOR & LOWER LEVEL SUITE

Absolutely stunning main floor suite completely gutted and rebuilt by Fairmont Properties. High end finishes throughout. Main floor suite includes main and lower level. A total of 5,255 square feet. This unit features hardwood floors, leaded glass windows, stunning kitchen and bathrooms. It also has built-in speakers, full lower level and private outdoor space. Use of double garage with additional parking in front of garage.

OFFERED FOR SALE AT \$5,200,000



MAIN FLOOR

Main Entrance

- Separate door to each suite with TeleDoorBell system for both units
- Limestone tile floor
- Wainscoting
- Leaded glass windows

Foyer

- Hardwood floor
- Double coat closet
- Plaster crown moulding
- Hide a hose wall access panel for central vacuum system

Living Room

- Hardwood floor
- Gas log set with attractive mantle and honed granite hearth flanked by full height window and door with walkout to courtyard garden
- "Master" switch to control all floor and table lamps
- Plaster crown moulding
- Leaded glass windows
- Built-in speakers and stereo control
- Double exposure with light from the south and west





MAIN FLOOR

Dining Room

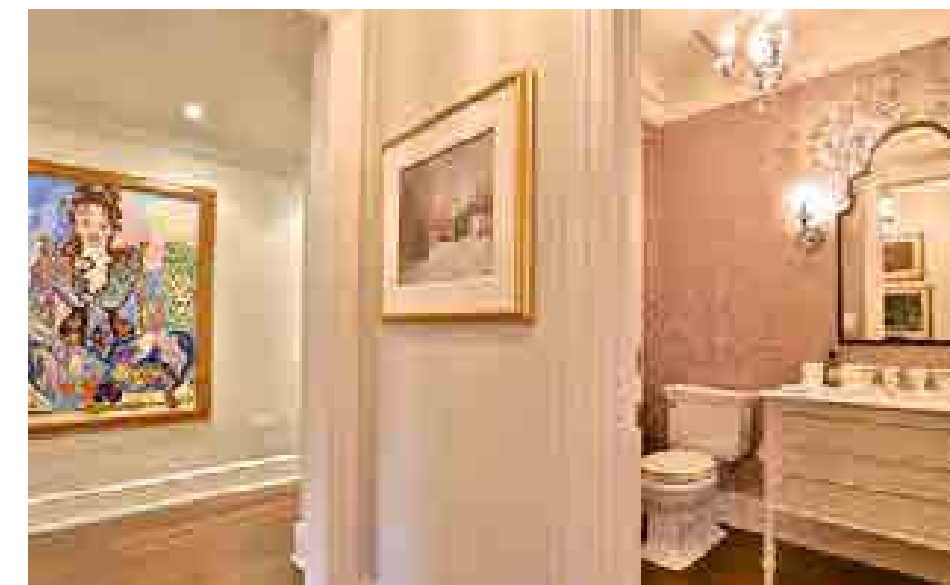
- Hardwood floor
- Plaster crown moulding
- Leaded glass windows
- Built-in speakers and stereo control
- Open to kitchen

Kitchen

- Stunning renovated kitchen
- Hardwood floor
- Plaster crown moulding
- Custom cabinetry with statuario marble and Caesarstone countertops
- Statuario marble backsplash
- Leaded glass cabinets
- Breakfast bar
- Bar with built-in bar fridge
- Valence lighting
- Two separate pantries
- Polished nickel hardware
- Double stainless steel sinks
- High end appliances:
 - Paneled 36” Sub-Zero fridge and freezer
 - Paneled Sub-Zero bar fridge
 - Paneled Miele dishwasher
 - Wolf six burner gas stove
 - Paneled Wolf exhaust fan
 - Paneled Wolf warming drawer
 - Stainless steel General Electric Profile microwave
- Water filtration system with reverse osmosis
- Garburator

Powder Room

- Hardwood floor
- Custom Statuario marble vanity
- Polished nickel hardware
- Schonbek chandelier and wall sconces
- Plaster crown moulding
- Designer wallpaper





MAIN FLOOR

Master Bedroom

- Hardwood floor
- Walk-in closet with custom millwork organizers
- Plaster crown moulding
- Beautiful west views overlooking the courtyard garden

Five Piece Master Ensuite

- Heated, herringbone Statuario marble floor
- His and hers vanities with Statuario marble countertop
- Plaster crown moulding
- Oversized glass shower with built-in niches, rain shower head and hand held spray
- Soaker tub with hand held spray
- Two antiqued mirrors
- Custom window coverings
- Chrome fixtures and wall sconces
- Make-up mirror
- Towel rack
- Built-in speakers stereo control

Second Bedroom

- Hardwood floor
- Walk-in closet (roughed-in for full bathroom)
- Plaster crown moulding
- California shutters

Den (could be used as third bedroom)

- Hardwood floor
- Built-in bookshelves and drawers
- Large picture window
- Plaster crown moulding
- False panel with safe
- Wood paneled walls

Three Piece Bathroom

- Heated mosaic marble tile floor
- Vanity with marble countertop and undermount sink
- Separate shower with glass enclosure and rain shower head
- Chrome fixtures
- Plaster crown moulding
- California shutters

Laundry Room

- Separate side entrance
- Stainless steel Whirlpool Duet steam washer and dryer
- Custom laundry and broom closet





LOWER LEVEL

Hallway

- Broadloom
- Two double closets housing electrical panels

Mudroom

- Porcelain tile floor
- Fridge and freezer
- Access door to driveway – ideal for loading and unloading!

Family Room

- Broadloom
- Gas fireplace
- Built-in bookshelves
- Recessed halogen lighting
- Above grade windows

Three Piece Bathroom

- Porcelain floor
- Shower with glass enclosure
- Custom vanity with granite countertop and undermount sink

Recreation Room

- Broadloom
- Recessed halogen lighting

Office

- Engineered wood floor
- California shutters
- Recessed halogen lighting
- Built-in speakers and stereo control
- Above grade window

Two Piece Bathroom

Furnace and Storage Room

- Forced air gas furnace (servicing main suite)
- Secondary laundry area
- Cold cellar
- Access to driveway

Computer Room

- Wired for high speed internet, security with CCT video surveillance and DVR, integrated Marantz stereo system, office equipment

Utility Room

- Individual hot water tanks for each suite
- Boiler for upper suite with three pumps and three air handlers
- Note: humidifiers on all air handlers and furnace

Storage Room



100 ROSEDALE HEIGHTS DRIVE FLOOR PLAN



102 ROSEDALE HEIGHTS DRIVE SECOND FLOOR & THIRD FLOOR SUITE

This spacious second and third level suite offers full size principal rooms and a generous family room and billiards room. In addition to the large main floor master suite, there are also six bedrooms and two bathrooms on the top floor. This suite has also been well renovated and offers 5,167 square feet above grade. There are three entrances. This unit includes the use of a two car garage and additional parking in front of the garages.



SECOND FLOOR

Main Entrance

- Lovely staircase with wainscoting

Foyer

- Hardwood floor
- Archway
- Formal covered staircase
- Closet
- Recessed halogen lighting
- Crown moulding
- Large bay window with built-in window seat
- Classic leaded windows overlooking front garden

Living Room

- Hardwood floor
- French doors to foyer
- Gas log set with marble surround and hearth
- Pot lights
- Crown moulding
- Leaded windows
- Double, southwest exposure

Dining Room

- Hardwood floor
- Butler's door to kitchen
- French doors to foyer
- Crown moulding
- Wainscoting
- Leaded windows





SECOND FLOOR

Kitchen

- Hardwood floor
- French doors to foyer
- Oversized breakfast bar with undermount sink
- Built-in desk area with cabinetry and display shelves
- High end appliances:
 - Sub-Zero 36" fridge
 - Sub-Zero 36" freezer
 - Jenn Air six burner cooktop with downdraft exhaust
 - Thermador warming drawer
 - Two Wolf stainless steel wall ovens
 - Two Miele dishwashers
 - Panasonic microwave
- Garburator
- Large pantry
- Double stainless steel sink
- Recessed halogen lighting
- Pot lights
- Access to rear staircase and side door entry

Breakfast Area

- Hardwood floor
- Large skylight
- Pot lights
- South facing window

Family Room

- Sunken
- Hardwood floor
- Wood burning fireplace with slate surround and hearth
- Built-in bookshelves and cabinets with valence lighting
- Built-in speakers
- Two picture windows with tree lined west views

Powder Room

Laundry Room

- Hardwood and tile floors
- Pedestal sink
- Asko washer and dryer
- Laundry tub
- Storage cupboards
- California shutters
- Two piece bathroom





SECOND FLOOR

Master Bedroom

- Hardwood floor
- Custom designed walk-in closet
- Crown moulding
- Recessed halogen pot lighting
- Overlooks garden

Seven Piece Master Ensuite

- Marble floor
- His and hers vanities
- Separate shower for two with glass enclosure
- Heat lamp
- Bidet
- Brass fixtures and sconces
- California shutters

Billiards Room (currently used as yoga studio)

- Hardwood floor
- Coved ceiling with trim detail
- Two picture windows with west views
- French door walkout to wrought iron balcony and spiral stairway to garden below
- Double exposures, west and north

Powder Room

Mudroom (accessed from side entrance)

- Hardwood floor
- Double closet

Storage Shelf above Stairs





THIRD FLOOR

Hallway

- Hardwood floor
- Wainscoting
- Brass wall sconces

Second Bedroom

- Hardwood floor
- Double closet
- Crown moulding
- Paneled walls
- California shutters

Third Bedroom

- Hardwood floor
- Double closet
- Crown moulding
- California shutters
- Access to storage area

Fourth Bedroom (currently used as storage)

- Broadloom
- Closet
- California shutters

Updated Four Piece Bathroom

Fifth Bedroom

- Broadloom
- Double closet
- Cathedral ceiling
- Sunken seating area
- California shutters

Updated Four Piece Bathroom with Juliette Balcony

Sixth Bedroom

- Hardwood floor
- Closet with access to storage area
- Wall paneling detail
- Crown moulding
- California shutters
- Pretty, tree lined west views

Seventh Bedroom

- Hardwood floor
- Double closet with automatic light
- Wall paneling detail
- Crown moulding
- California shutters
- Pretty, tree lined north views

Homework Station with Access to Storage Room

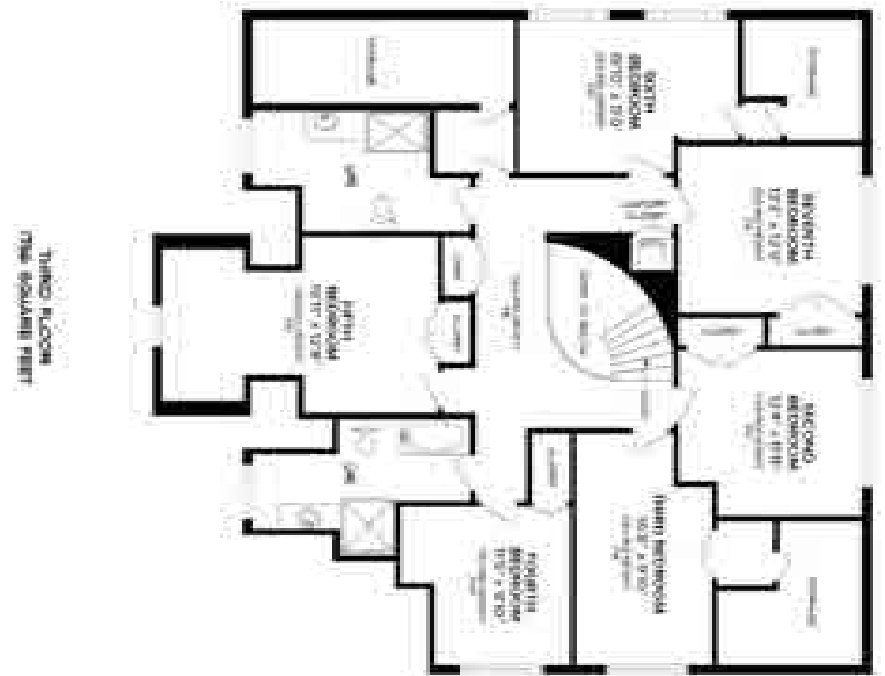
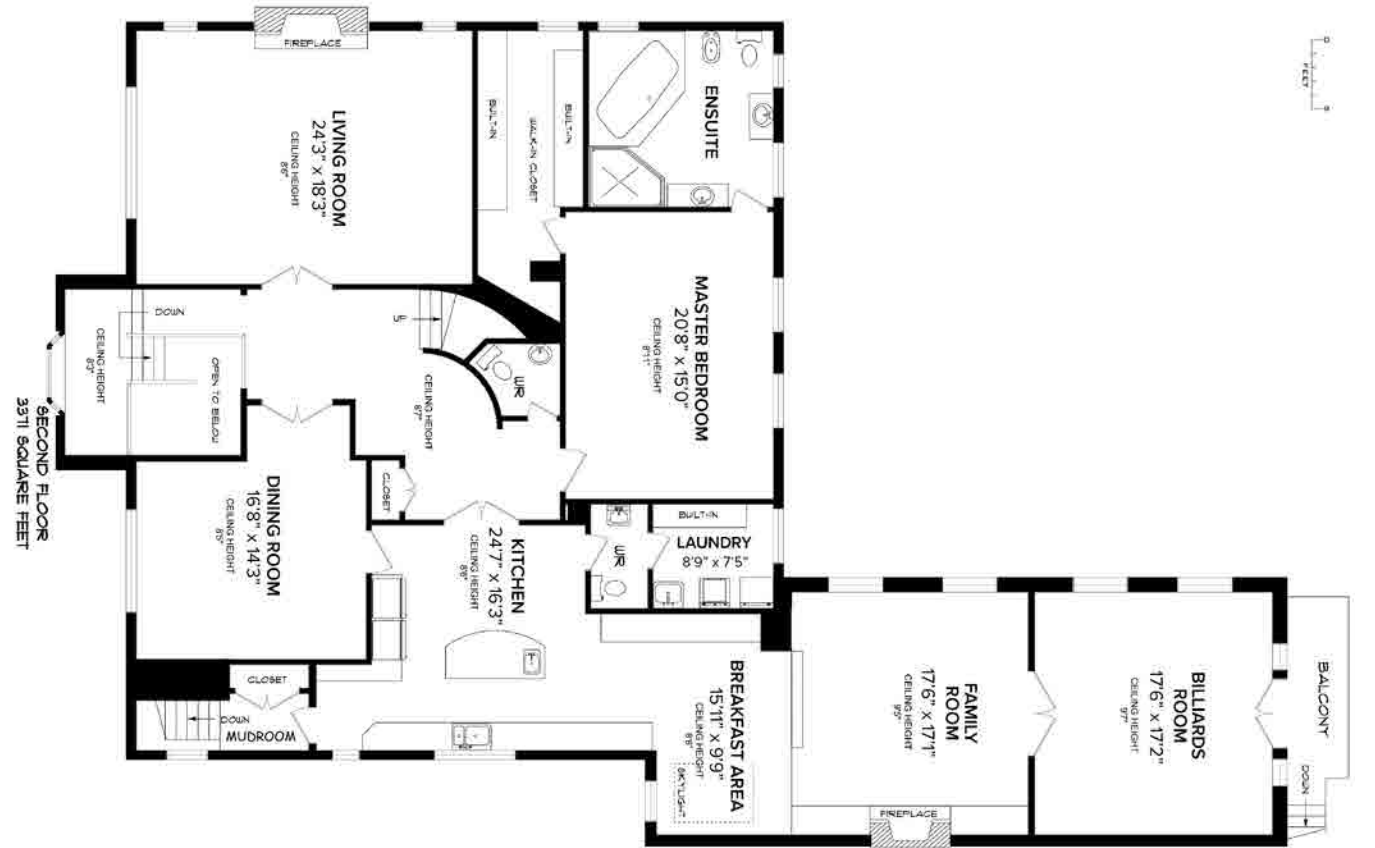
Laundry Closet

- Stacked washer and dryer

Double Linen Closet with Automatic Light



102 ROSEDALE HEIGHTS DRIVE FLOOR PLAN





For more information please visit www.100RosedaleHeightsDrive.com

your BEST MOVE

Our mission is simple: provide every client with a full service real estate experience that exceeds all expectations. We do so with a team of passionate and dedicated professionals who are unwavering in their commitment to you and your satisfaction.



CAILEY HEAPS ESTRIN
HEATHER HEAPS

SALES REPRESENTATIVES

416.424.4910 / OFFICE

HeapsEstrin.com / WEB

Cailey@HeapsEstrin.com / EMAIL

HEAPS

ESTRIN
REAL ESTATE TEAM

JOIN THE "STAY IN THE LOOP" EMAIL LIST ON OUR WEBSITE
FOR EARLY ACCESS TO LISTINGS, BLOGS AND CONTESTS.

ROYAL LEPAGE REAL ESTATE SERVICES, HEAPS ESTRIN TEAM, BROKERAGE / INDEPENDENTLY OWNED & OPERATED

*For Royal LePage Real Estate Services, Heaps Estrin Team. All information and statements contained herein, provided by Royal LePage Real Estate Services, Heaps Estrin Team regarding property for sale, rental or financing is from sources deemed reliable and assumed correct, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal without notice. Taking care to preserve the environment with 100% recycled paper and powered by Bullfrog Power, Canada's 100% green electricity provider.