



HEAPS ESTRIN

REAL ESTATE TEAM



104 Golfdale Road



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An extraordinary opportunity to live on one of the best blocks in prestigious Teddington Park. This beautiful centre hall home exudes quality, character, and charm; with nine-foot ceilings, gracious principal rooms and a warm elegance that is felt as soon as you walk through the front door.

From the street, the dwelling is nicely set back from the road with well preserved period details. A handsome foyer, followed by a generous entrance hall, is flanked by sun-filled living and dining rooms, a cozy library, and a renovated kitchen. The dining room's lovely bay window overlooks the front garden and the street beyond, while inviting sunlight to fill the room. The living room features a gas-burning fireplace creating the perfect setting for many family gatherings to come. Step away from the chaos to a reading sanctuary overlooking the expansive and private backyard. A large coat closet and rear mudroom with a walkout to the backyard complement the main floor space.

A handsome, wide oak staircase winds up to the second storey past a landing with an expansive window. On the second floor, you will enjoy four bedrooms including a primary bedroom with a beautiful bay window and built-in closets, two bedrooms each with a two-piece ensuite, and a fourth bedroom, perfect for a guest room, office, or nursery. A four-piece bathroom and spacious linen closet complete the second-floor plan.

The lower level offers a recreation room, a laundry room with a one-piece bathroom, a utility room with lots of room for storage, along with two additional storage rooms.

104 Golfdale Road is perfectly suited to a family who is looking to plant roots for years to come. Bursting with warmth and personality, you can move in and enjoy, or renovate to fit your needs.

Located just four minutes on foot to the shops and restaurants of Yonge Street, ten-minutes to the Lawrence Subway Station, and ten minutes to beautiful Wanless Park. Top area schools include Bedford Park School, Lawrence Park Collegiate Institute, Blessed Sacrament, Havergal College, Crescent School, Toronto French School, and Crestwood Preparatory College.

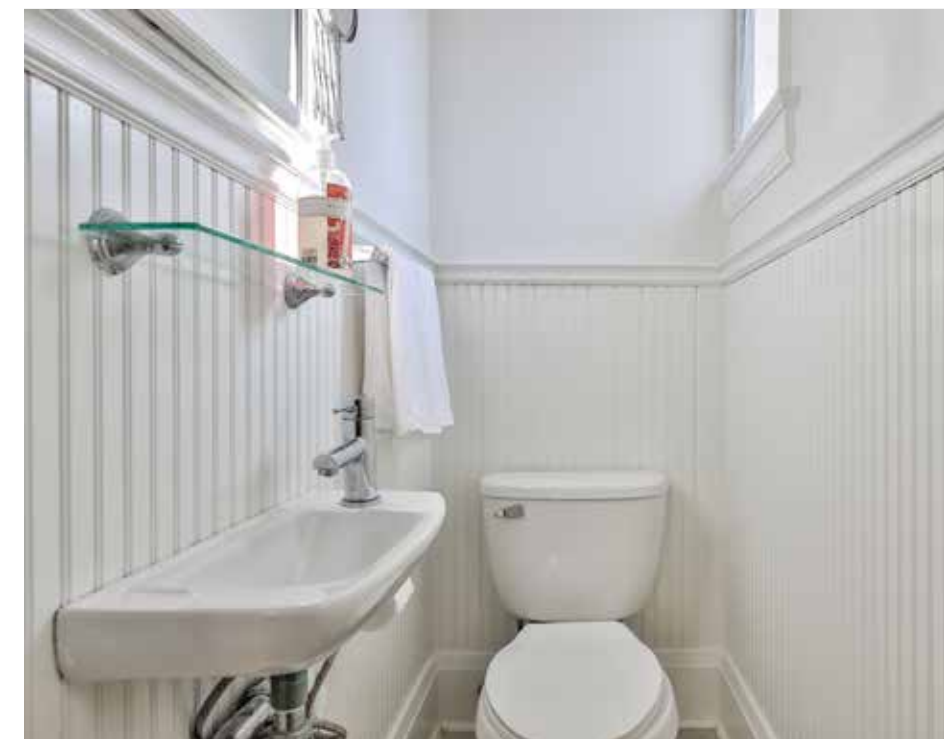
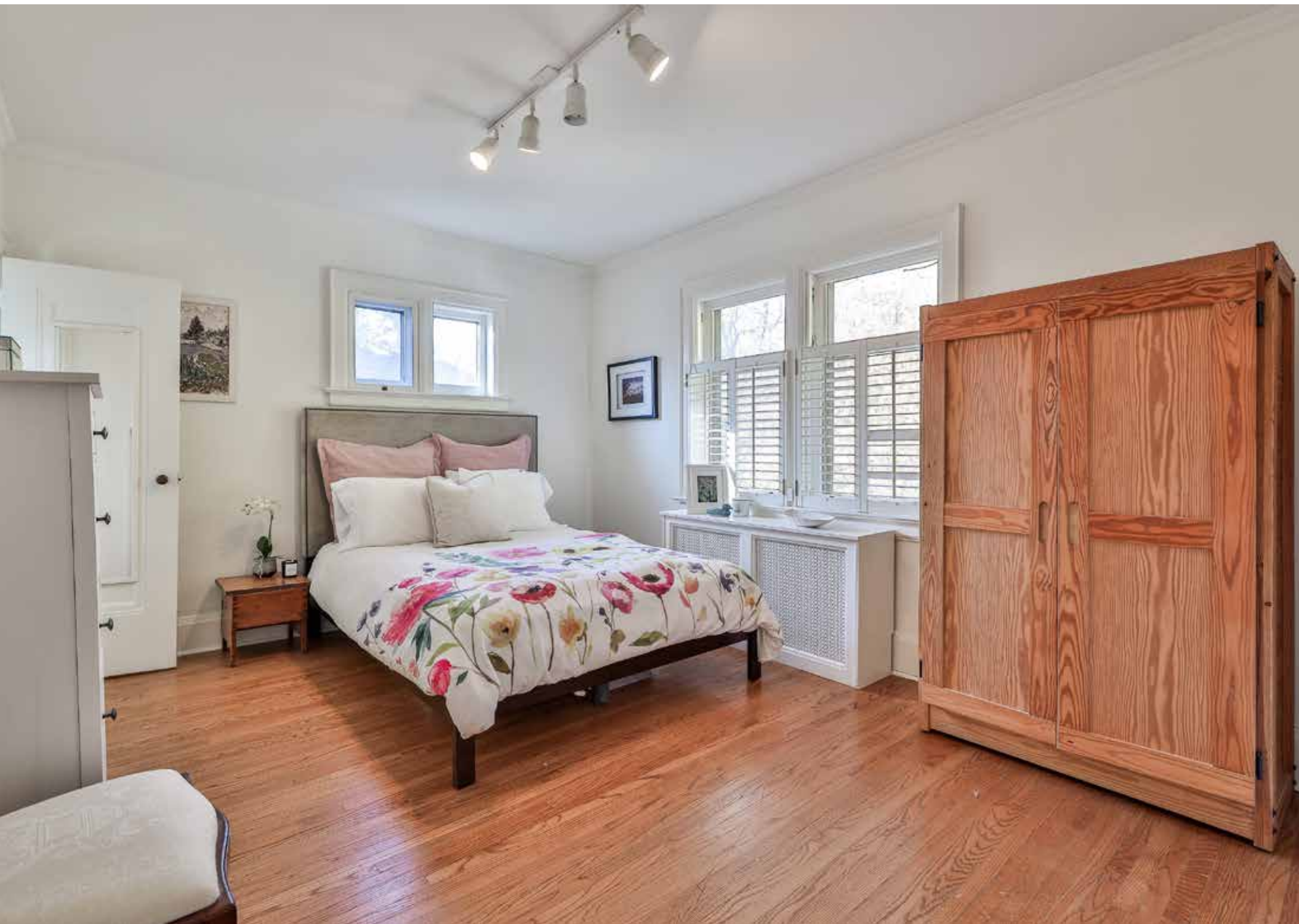








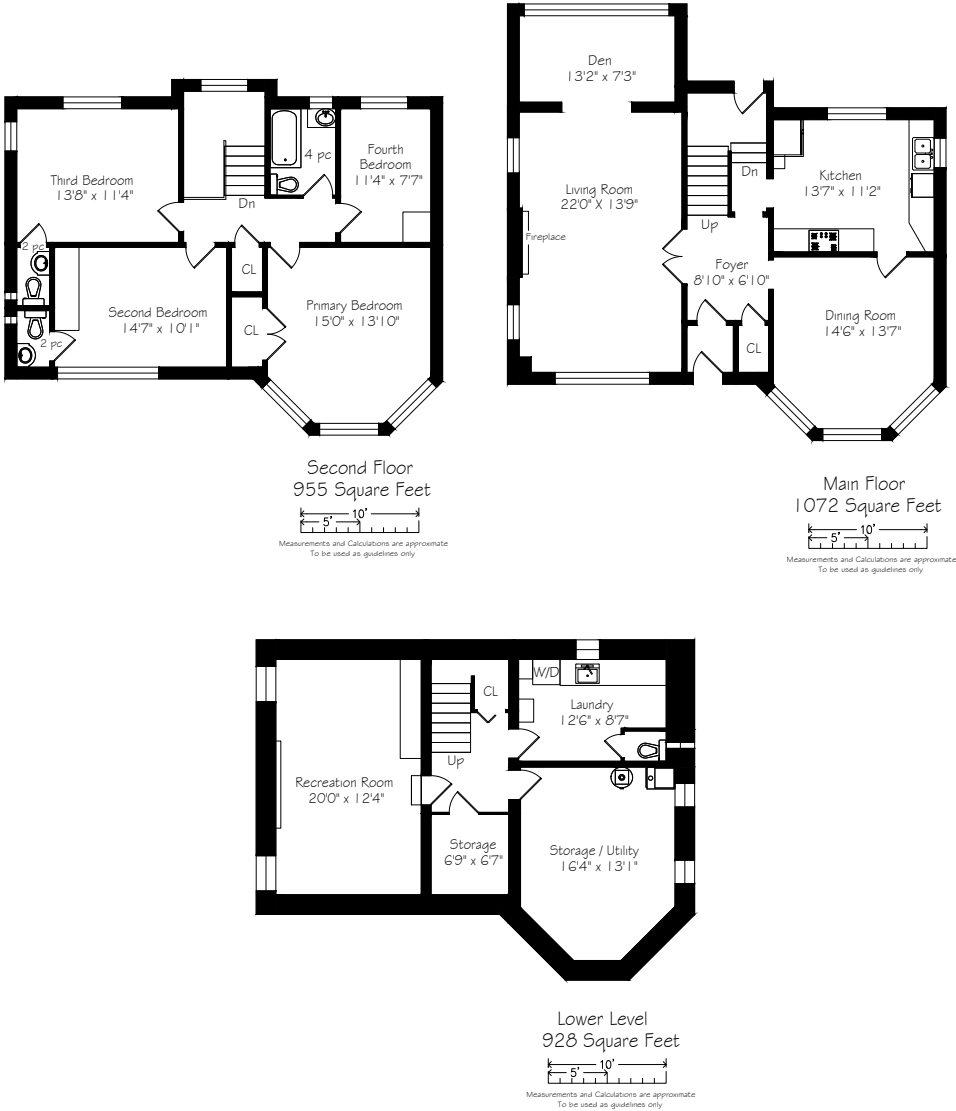












Details

LOT SIZE

50 feet by 127 feet

TAXES

\$11,874.00 (2022)

POSSESSION

60 to 90 days or to be arranged

HEATING

Hot water, gas

COOLING

Dual zone ductless air conditioning

DRIVEWAY

Detached garage and private driveway with parking for three -four cars

Features

- Classic centre hall home
- Period details largely in tact
- Nine-foot ceilings on the main and second floors
- Living room with hardwood floors, crown mouldings a gas fireplace, California shutters and beautiful leaded glass doors
- A cozy Library with built-in shelves has views of the expansive, private backyard
- Dining room with a bay window, wainscotting,, crown mouldings and California shutters
- Updated kitchen with timeless finishes, stainless steel appliances and a double sink
- Beautiful, wide oak staircase with a generous landing
- Primary bedroom with a bay window, California Shutters and built in closets
- Generous second and third bedrooms each with a two-piece ensuite
- Fourth bedroom, is perfect for an office, nursery or guest room
- Renovated four-piece bathroom
- Lower level has a great recreation room with a wood-burning fireplace
- Expansive backyard backyard

PROPERTY IMPROVEMENTS

- New Garage Roof (2014)
- Basement Waterproofing (2013) *south, east and west sides of the foundation
- New Hot Water Heater (2012, owned)
- Kitchen Renovation (2011)
- New Roof (2010)
- California Shutters Throughout (2010)
- Gas Log Fireplace Insert

INCLUSIONS

- KitchenAid Gas Range
- KitchenAid Dishwasher
- LG Refrigerator
- LG Microwave/Range Hood
- Whirlpool Washing Machine
- Whirlpool Dryer
- Hot Water Tank, Owned
- LG Dual Zone Ductless Air Conditioning System and Related Equipment
- Gas Fired Cast-Iron Boiler
- All Electric Light Fixtures (except where excluded)
- Broadloom, where laid
- Window Treatments, where hung
- California Shutters, where in place
- Gas Log Fireplace Set and Related Equipment
- Security System (Monitoring Extra)
- Planters on Front Patio
- Outdoor Furniture, other than excluded

EXCLUSIONS

- Primary Bedroom Chandelier
- Wall Art and Hanging Mirrors
- Outdoor Barbecue
- Wrought Iron Bench on Front Patio
- Stone Lunar Clock in Side Garden
- Hammock from Backyard

RENTALS

- None



HEAPS ESTRIN

REAL ESTATE TEAM

We are a team of passionate and dedicated professionals who strive to ensure that each client's unique needs are met. Our goal is to deliver every client with a full service real estate experience that exceeds all expectations.



Alison Giffin Ferris

REAL ESTATE AGENT

416.999.6197

Alison@HeapsEstrin.com

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