



172 ROSEDALE HEIGHTS DRIVE

A rare opportunity to live in a beautiful four bedroom centre hall home on one of Moore Park's best streets. This spacious family home offers a great layout for everyday living and entertaining. Gracious principal rooms and full rear addition which allows for a generous kitchen overlooking the breakfast room and large main floor family room. Walkout to the landscaped garden. Main floor powder room and mudroom with direct access from driveway. Master suite with walk-in closet and ensuite bathroom. Finished lower level with recreation room, office / gym and guest suite. This home is perfect for families who want to move in and enjoy! Short walk to both Whitney and OLPH schools and in district for North Toronto and Northern. Easy access to TTC and the shops and amenities on Summerhill Avenue.

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FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Gorgeous four bedroom detached home in beautiful Moore Park
- Abundance of natural light
- Hardwood floors throughout
- Oversized living room with wood burning fireplace
- Sun filled family room with walkout to back deck
- Spacious kitchen with breakfast bar
- Master bedroom with walk-in closet and five piece ensuite
- Generously proportioned bedrooms with second bedroom ensuite
- Large second floor skylight
- Lower level office and nanny suite
- Separate side door entry
- Beautiful perennial front and back gardens
- Sprinkler system in front and back gardens
- Large back deck and patio, ideal for entertaining
- Large garage with storage
- Built-in shed for waste bins
- A short walk to Whitney and OLPH schools
- Close proximity to some of Toronto’s best private schools: Greenwood College, Branksome Hall, 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

IMPROVEMENTS:

- New LG Washer and Dryer (2016)
- New furnace (2014)
- Updated roof (2010)

ADDITIONAL INFORMATION:

Inclusions:	Paneled Sub-Zero fridge, Dacor four burner gas cooktop, Jenn-Air double wall oven, built-in Panasonic microwave, KitchenAid dishwasher, LG washer and dryer, all window coverings, all electric light fixtures, broadloom where laid, alarm system and equipment (monitoring extra), central air conditioning system and equipment and gas burner and equipment.
Exclusions:	None.
Negotiable Items:	Grand piano in living room, dining room furniture and teak patio furniture.
Rental Items:	Hot water tank.
Lot:	44 feet by 111.16 feet.
Driveway:	Mutual driveway.
Heating:	Forced air gas.
Cooling:	Central air conditioning.
Taxes:	\$13,731.94 (2016 annual).
Possession:	60 days or to be arranged.

OFFERED FOR SALE AT \$3,150,000

MAIN FLOOR

Foyer

- Hardwood floor
- Wainscoting
- Wallpaper
- French doors leading into living room and dining room

Living Room

- Hardwood floor
- Wood burning fireplace with custom wood mantel and marble surround and hearth
- Large window overlooking front garden

Dining Room

- Hardwood floor
- Wainscoting
- Pocket door to kitchen
- Large window

Kitchen

- Eat-in kitchen
- Hardwood floor
- Custom built-in cabinetry with Corian countertop
- Breakfast bar with seating for three
- Tile backsplash
- Double undermount sink
- Pot lights
- Plenty of storage

Family Room

- Hardwood floor
- Gas fireplace with custom wood mantel and marble surround and hearth
- Custom built-in cabinetry
- Recessed shelf
- Pot lights
- Large window overlooking back garden
- French doors with walkout to back patio

Powder Room

Double Closet with French Doors





SECOND FLOOR

(Large skylight)

Master Bedroom

- Coffered ceiling in entry
- Hardwood floor
- Walk-in closet with built-in organizers (access to attic)
- Custom built-in shelving and cabinetry
- Glass paneled door to master ensuite
- Large windows overlooking back garden
- Hunter Douglas blinds

Five Piece Ensuite Bathroom

- Tile floor
- Large separate shower with marble surround and glass enclosure
- Jacuzzi with marble surround
- Corian countertop with his and her undermount sinks
- Medicine cabinet
- Pot lights
- Large window

Second Bedroom

- Hardwood floor
- Walk-in closet with built-in organizers
- Large windows overlooking front garden

Four Piece Ensuite

- Tile floor
- Shower/bath combination with tile surround
- Large vanity
- Medicine cabinet

Third Bedroom

- Hardwood floor
- Closet with built-in organizers and automatic light
- Overlooks front garden

Fourth Bedroom

- Hardwood floor
- Closet with built-in organizer
- Custom built-in shelves

Four Piece Bathroom

- Tile floor
- Shower/bath combination with tile surround
- Custom built-in vanity
- Built-in medicine cabinet

Linen Closet





LOWER LEVEL

(Separate Side Entrance)

Recreation Room

- Broadloom
- Built-in cabinetry/media centre
- Pot lights
- Above grade windows

Nanny Suite

- Broadloom
- Large closet
- Pot light
- Above grade window

Office

- Broadloom
- Closet with built-in organizers
- Double pocket doors
- Pot lights

Three Piece Bathroom

- Tile floor
- Separate shower with tile surround
- Built-in vanity

Laundry Room

- Laundry sink
- Built-in cabinets and shelving

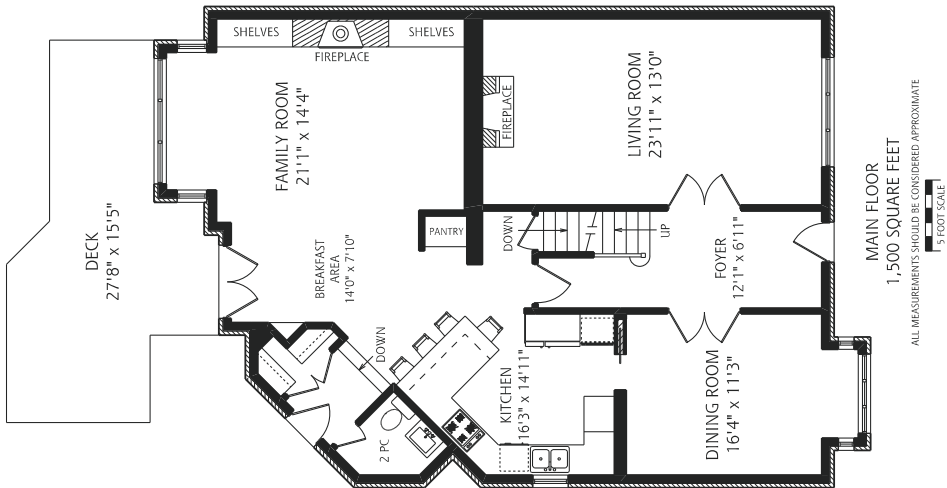
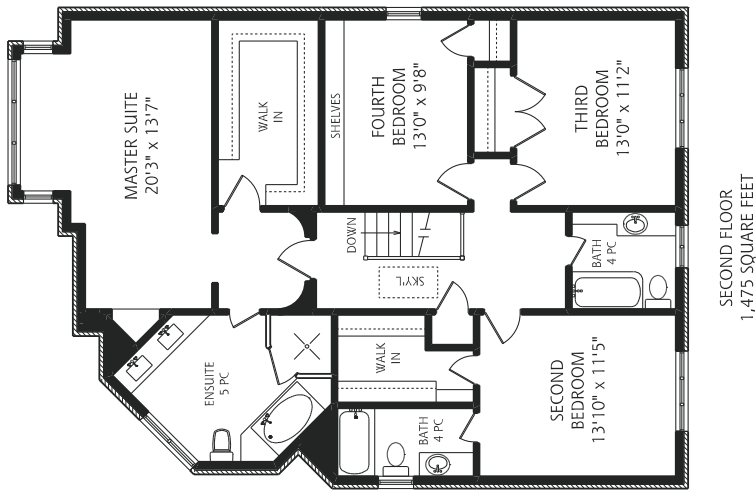
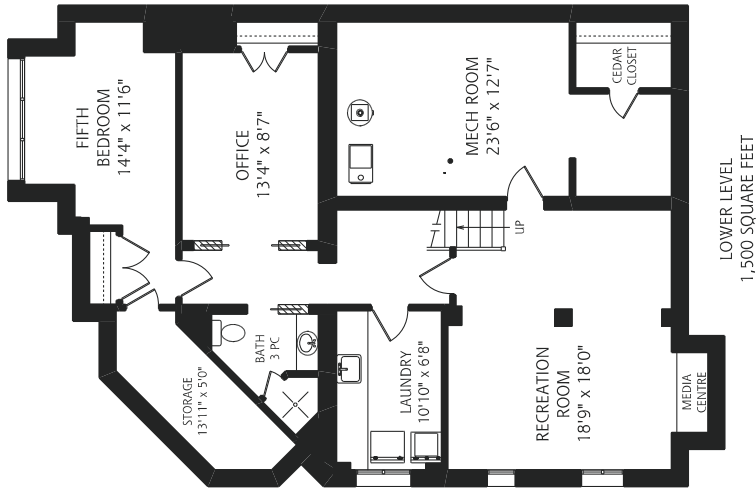
Utility Room

- Concrete floor
- Built-in shelves
- Built-in workbench
- Cedar closet

Large Storage Area

Storage Under Staircase

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For more information please visit 172RosedaleHeightsDrive.com

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