



16 OSWALD CRESCENT

An exceptional value in the heart of Mt. Pleasant West, this spacious home offers a great opportunity for those looking for a large home within one of the city's top neighbourhoods. Large gracious rooms and a flexible floor plan. Enjoyed for many years as a single family home this property could also be used as multi-unit dwelling or the perfect solution for multi-generational families. Second floor kitchen. Exceptionally bright. Large, private garden. Private driveway and double garage. Easy walking distance to the many amenities of Yonge and Eglinton and the Davisville area.

HEAPS
ESTRIN
REAL ESTATE TEAM

FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Wonderful detached home in Mt. Pleasant West
 - Extra wide lot – 32 feet at front widening to 37 feet at rear
 - Deep lot size – 125 feet
 - Abundance of natural light
 - High ceilings throughout
 - Beautiful hardwood floors throughout
 - Versatile floor plan
 - Generous principal rooms with original character intact
 - Large living room with wood burning fireplace
 - Spacious kitchen with plenty of storage
 - Large master bedroom with triple exposure
 - Good sized bedrooms
 - Second floor kitchen with walkout to large deck
 - Renovated lower level with walkout to rear patio
 - Detached double garage with automatic door opener
 - Rare private driveway with parking up to eight cars
- Beautifully mature landscaping with privacy
 - Can be used as a multi-unit dwelling
 - All mechanical items are up to date
 - Great access to the Beltline Trail for walking, running and biking
 - Walking distance to June Rowlands park, Glebe Manor Square, North Toronto Memorial Recreation Centre and Oriole Park baseball diamond, playground and splash pad
 - Close to Upper Canada College, Bishop Strachan and Greenwood private schools
 - Excellent school district: Davisville Junior Public School (with French immersion), Hodgson Senior Public School, Northern Secondary School, North Toronto Collegiate Institute and St. Monica Catholic School
 - Short walk to Davisville and Eglinton subway station
 - Easy walking distance to the many amenities, shops and restaurants of Yonge and Eglinton and the Davisville area

CLIENT’S FAVOURITE FEATURE OF THE HOME:

“The house has great light with east and west exposure. The large family room in the back of the house provides wonderful light all day long and has very comfortable areas to relax and work in during the day. The second floor deck is like a tree top garden and most of the windows on the house are east, west and south facing, so we get to enjoy the sun all day as it works its way through the sky.”

IMPROVEMENTS:

- New Trane 24K BTU ductless air conditioning system with two remote evaporators (2017)
 - Replaced and upgraded main sewer line and cleanouts under house to city (2017)
 - New vanity and hardware in lower level bathroom (2017)
 - New engineered oak hardwood floor in lower level guest bedroom and family room (2017)
 - New 16’ x 20’ deck on rooftop garden (2016)
 - New flat roof on back addition (2016)
 - New Rheem hot water heater (2015)
 - New stainless steel appliances in main floor kitchen (2015)
 - New 30 year shingles (2012)
 - New cedar shakes on east side of house (2012)
- New copper flashing (2012)
 - New insulated attic (2011)
 - New Northstar windows - double and triple glazed (on west side) (2007)
 - New Viesman Vitogas 50 natural gas boiler and circulating pumps for radiant heating system in house (2002)
 - Upgraded to 200 amp electrical service and rewired entire house to code (1997)
 - All knob and tube wiring removed (1997)
 - Upgraded water main to house (1997)
 - Installed new ¾” copper plumbing to house and across lower level (1997)

ADDITIONAL INFORMATION:

Inclusions:	KitchenAid stainless steel French door fridge with bottom freezer, Jenn-air stainless steel four burner gas stove, Bosch stainless steel dishwasher, Frigidaire fridge, Frigidaire four burner stove, KitchenAid dishwasher, Maytag front load washer, Maytag dryer, all window coverings, all electric light fixtures, broadloom where laid, split system air conditioning units and equipment, hot water tank and equipment, gas boiler and equipment and ADT alarm system (monitoring extra).
Exclusions:	Woods stand up freezer in lower level
Lot:	32 feet by 125 feet. Lot widens to 37 feet at rear.
Driveway:	Private driveway with detached double garage.
Heating:	Hot water gas.
Cooling:	Split system air conditioning units.
Taxes:	\$7,175.56 (2017 annual).
Possession:	60 days or to be arranged.

OFFERED FOR SALE AT \$1,895,000

MAIN FLOOR

Vestibule

- Concrete floor
- Bright with lots of natural light
- Triple exposure

Foyer

- Hardwood floor
- Closet
- Pot lights
- Windows

Living Room

- Hardwood floor
- Wood burning fireplace with brick surround
- Crown moulding
- High baseboards
- Pot lights
- Leaded glass windows
- Open to dining room
- Overlooking front garden

Dining Room

- Hardwood floor
- Recessed cabinet
- Plate rail
- Wood beam detail across ceiling
- High baseboards
- Glass paneled door to family room
- Open to kitchen

Kitchen

- Tile floor
- Built-in cabinetry
- Double stainless steel sink
- Tile backsplash
- Crown moulding
- Pantry
- Built-in cabinet with waste bins

Family Room

- Hardwood floor
- Crown moulding
- Two closets
- Large windows overlooking back garden

Four Piece Bathroom

- Tile floor
- Pedestal sink
- Tub/shower combination with tile surround

Storage closet





SECOND FLOOR

Master Bedroom

- Glass paneled door
- Hardwood floor
- Closet
- Crown moulding
- High baseboards
- Large windows with triple exposure overlooking front garden

Second Bedroom (currently used as den)

- Glass panel door
- Hardwood floor
- Crown moulding
- High baseboards
- Open to kitchen

Third Bedroom

- Hardwood floor
- Closet
- High baseboards
- Overlooking second floor deck

Fourth Bedroom

- Broadloom
- Closet
- High baseboards
- Overlooks front garden

Kitchen

- Currently used as bar/serving area when entertaining on second floor deck
- Tile floor
- Built-in cabinetry
- Stainless steel sink
- Lots of natural light
- Walkout to deck

Four Piece Bathroom

- Glass panel door
- Tile floor
- Tub/shower combination with tile surround

Linen closet





LOWER LEVEL

(Broadloom on stairs)

Recreation Room

- Engineered Oak hardwood floor
- Walk-in closet
- Windows
- Sliding doors and walkout to back patio

Guest Bedroom

- Engineered Oak hardwood floor
- Closet
- Access to laundry area
- Windows

Four Piece Bathroom

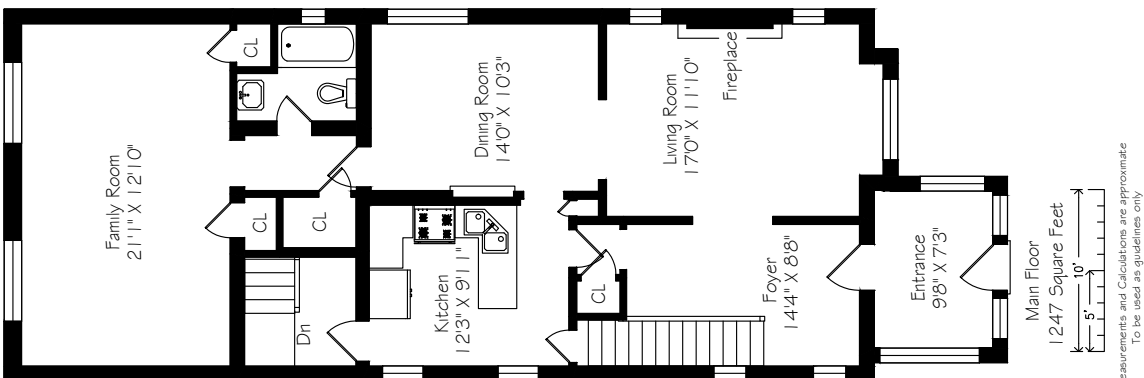
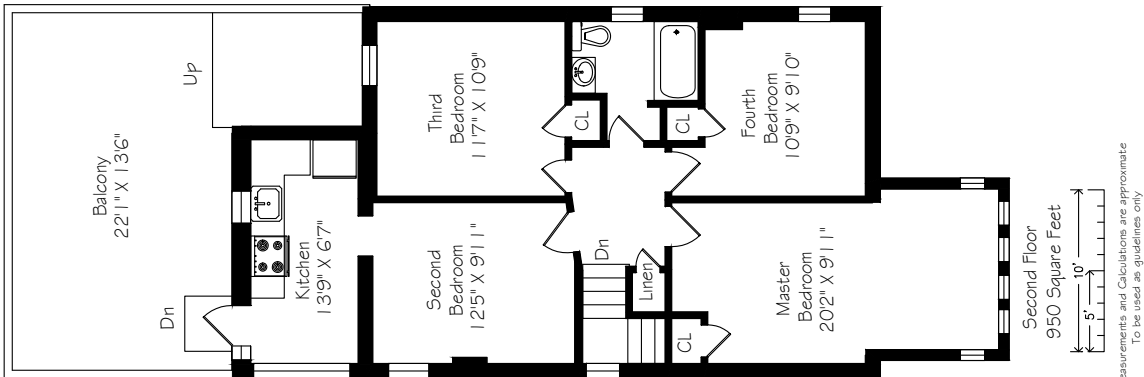
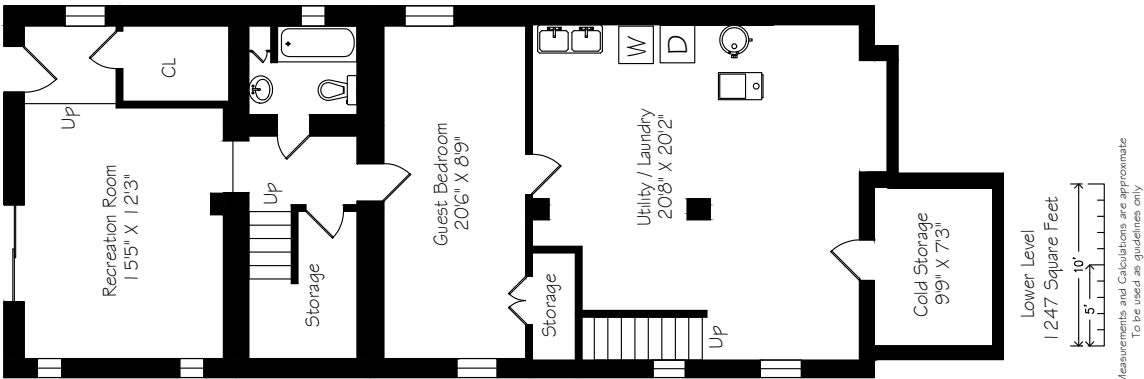
- Tile floor
- Tub/shower combo with tile surround
- Storage closet

Laundry/Storage Area

- Concrete floor
- Double laundry sink
- Built-in cabinetry
- Windows

Storage Room Under Stairs

Cold Cellar



HEAPS
ESTRIN
REAL ESTATE TEAM



For more information please visit 16OswaldCrescent.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.