



# HEAPS ESTRIN

REAL ESTATE TEAM

*your*  
**BEST MOVE**

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## 120 ROSEDALE VALLEY ROAD, SUITE 104

Envision yourself in this bright and spacious home, quietly located in South Rosedale on the ravine. Excellent principal room sizes and custom finishes throughout. 1,185 square feet. The building offers contemporary common areas and a host of amenities including a full-time concierge and a saltwater pool. Enjoy the beautiful garden and treetop views, while still being a short walk to the shops and restaurants of Yonge Street and Bloor Street.

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#### Foyer

- Hardwood floor
- Large closet
- Powder room

#### Living Room

- Hardwood floor
- Large picture window
- Wall to wall custom book shelves and cupboards
- Custom window coverings
- Large enough for grand piano!
- Overlooks dining room
- Garden views

#### Dining Room

- Hardwood floor
- Large enough for a full sized dining room suite
- Wall to wall windows
- Custom window coverings
- Overlooks living room
- Garden views

#### Kitchen

- Renovated
- Hardwood floor
- Custom cabinetry with quartz countertops
- Glass tile backsplash
- Valence lighting
- Glass display cabinets with lighting
- Stainless steel appliances
- Large undermount sink
- Large pantry
- Overlooks dining room





**Master Bedroom**

- Spacious
- Hardwood floor
- His and hers closets
- Wall to wall picture window with custom window coverings

**Updated Four Piece Semi Ensuite**

**Linen Closet**

**Second Bedroom**

- Hardwood floor
- Double closet
- Wall to wall windows
- Custom window coverings
- Garden views

**Den**

- Hardwood floor
- Built-in desk and shelf



## FEATURES OF THIS SUITE AND NEIGHBOURHOOD:

- Bright and spacious throughout
- Excellent room sizes
- Principal rooms large enough to accommodate a grand piano!
- Updated bathrooms
- Wall to wall custom bookshelves with built-in storage
- Newly painted throughout
- Custom window coverings throughout
- Quiet location in South Rosedale
- Contemporary lobby and hallways
- Lovely gardens with a salt water pool
- Beautiful treetop and garden views surround the property
- Easy walk to Rosedale and Bloor Street subways
- Amenities include: 24 concierge, exercise room, outdoor pool, recreation room, sauna and visitor parking
- Enjoy the vitality of Yonge Street and Bloor Street
- Short walk to shops and restaurants

## ADDITIONAL INFORMATION:

**Inclusions:** KitchenAid stainless steel fridge with water and ice dispenser, stainless steel KitchenAid stove, stainless steel dishwasher, stainless steel KitchenAid built-in microwave and fan, all electric light fixtures, all custom window coverings, built-in desk and two window air conditioning units.

**Exclusions:** None.

**Maintenance Fee:** \$1,235.19 per month includes municipal taxes, heat, water, cable television, building insurance, common elements and parking.

**Locker:** Exclusive use of one locker.

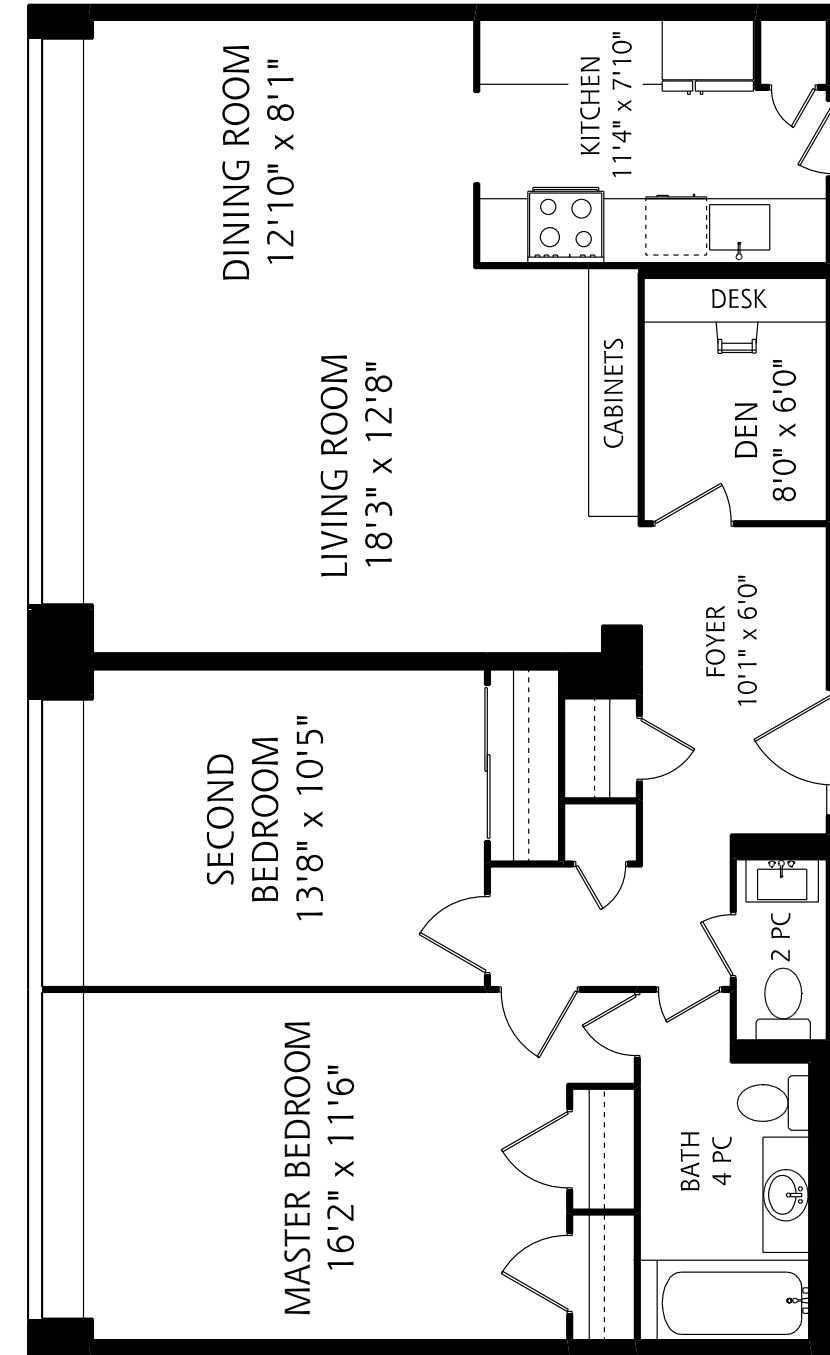
**Parking:** Exclusive use of one surface parking space.

**Note:** Underground parking space can be obtained for additional fee (subject to availability).

**Possession:** 60 days or to be arranged.

## OFFERED FOR SALE AT \$615,000

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1,185 SQUARE FEET

ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE

15 FOOT SCALE