



[www.18WHITNEYAVENUE.com](http://www.18WHITNEYAVENUE.com)

# HEAPS ESTRIN

REAL ESTATE TEAM

*your*  
**BEST MOVE**

Cailey Heaps Estrin, Sales Representative

416.424.4900 [cailey@heapsestrin.com](mailto:cailey@heapsestrin.com)

[www.heapsestrin.com](http://www.heapsestrin.com)



Brought to you by

# HEAPS ESTRIN

REAL ESTATE TEAM

## 18 WHITNEY AVENUE

Witness the majesty of this coveted North Rosedale heritage home. Featuring gracious principal rooms including a lovely reception area, each space is enveloped with natural light. The generous room sizes, elegant formal dining space and private garden help to instill irreplaceable character throughout. A seldom seen double garage is included with this large home, which boasts over 4300 square feet of above grade living space. Location is everything, and this opportunity on Whitney Avenue is steps from parks, amenities and public transit. There's also a selection of wonderful public and private schools for children of all ages.

\*For Royal LePage Real Estate Services Limited. All information and statements contained herein, provided by Royal LePage Real Estate Services Ltd., Brokerage 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.



## MAIN FLOOR

### Foyer

- Gracious and well proportioned foyer
- Tile floor
- Wood burning fireplace with brick surround
- Closet
- Crown moulding

### Living Room

- Broadloom
- Cove ceiling
- Wood burning fireplace with wood mantle and marble surround
- Crown moulding
- Plate rail
- Double exposure with south and west facing windows
- Overlooks front yard

### Dining Room

- Tile floor
- French door entry
- Crown moulding
- Built-in china cabinets
- Butler's door to pantry
- Plate rail
- Double exposure with south and west facing windows
- Overlooks front yard

### Mudroom

- Vinyl floor
- Wall to wall built-in cabinets
- Walkout to patio

### Kitchen

- Bright and spacious eat-in kitchen
- Vinyl floor
- Bay window
- Double sink
- Overlooks back garden
- Access to back staircase

### Family Room

- Cork floor
- Double exposure with light from both the east and north
- Decorative doors to dining room
- Walkout to patio and back garden

### Laundry Room

- Vinyl floor
- Built-in cabinetry
- Folding/ironing table

### Powder Room





## SECOND FLOOR

### Landing

- Broadloom
- Plate rail
- Beautiful "star shaped" chandelier
- Access to back staircase

### Master Bedroom

- Broadloom
- His and hers walk-in closets
- Double mirrored closet
- Double exposure with south and west facing windows

### Updated Four Piece Ensuite

### Second Bedroom

- Broadloom
- Walk-in closet
- Double exposure with south and east views
- Access to renovated four piece semi-ensuite bathroom

### Third Bedroom

- Broadloom
- Triple width closet
- North exposure overlooking garden
- Access to four piece semi-ensuite bathroom

### Fourth Bedroom (currently used as Den)

- Hardwood floor
- Built-in bookcase
- West exposure

### Built-in Linen Closet

### Storage Room (accessed through bathroom)



## THIRD LEVEL

### Fifth Bedroom

- Broadloom
- Walk-in closet
- Southwest double exposure
- Overlooks front yard

### Sixth Bedroom

- Broadloom
- East exposure

### Seventh Bedroom

- Hardwood floor
- North exposure
- Overlooks backyard

### Three Piece Bathroom

- Vinyl floor
- Cast iron claw foot tub
- Floating sink
- Built-in medicine cabinet
- Overlooks backyard

### Two Linen Closets



## LOWER LEVEL

(Separate side entrance)

### Mudroom Area

- Cedar lined closets

### Recreation Room

- Broadloom
- Wall to wall closets
- Windows

### Storage under stairs

### Ample Storage Rooms/Utility Room



## FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Coveted North Rosedale heritage home
- Original character details intact
- 4,360 square feet above grade
- Gracious principal rooms including a lovely reception area
- Elegant and formal dining room
- Generous room sizes
- Private garden
- Rare double garage
- Steps to the many conveniences of Summerhill Avenue
- Choice of wonderful public and private schools including Whitney Junior Public School, Deer Park Junior and Senior Public School, Jarvis Collegiate, Northern Secondary School and Central Technical School
- Close to Rosedale Park with tennis courts, playground, splash pad and outdoor rink
- Walk to Chorley Park with gorgeous and breathtaking greenery
- Steps to walking trails and the Evergreen Brickworks
- Public transit at doorstep for easy travel around the city

## ADDITIONAL INFORMATION:

**Inclusions:** Amana fridge, AEG Electrolux built-in double oven with cooktop, Kitchen Aid built-in dishwasher, Whirlpool washer and dryer, all window coverings, all electric light fixtures, all broadloom where laid and gas boiler and equipment.

**N.B.** Property being sold in "as is" condition.

**Exclusions:** None.

**Lot:** 50 feet by 132 feet.

**Driveway:** Double garage with additional parking in front of garage accessed via mutual driveway.

**Heating:** Hot water gas.

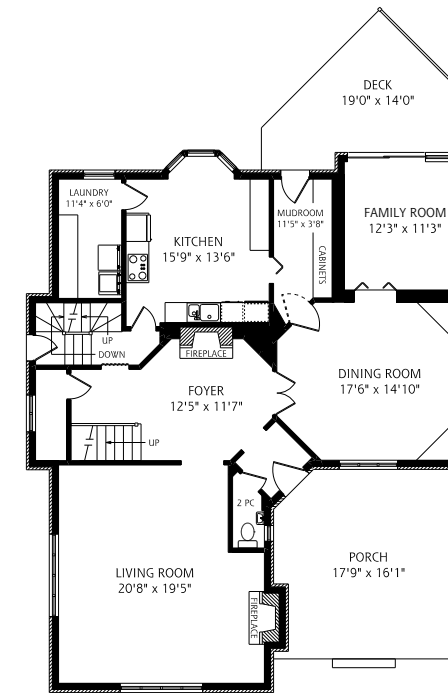
**Taxes:** \$16,698.11 (2015 annual).

**Possession:** Immediate.

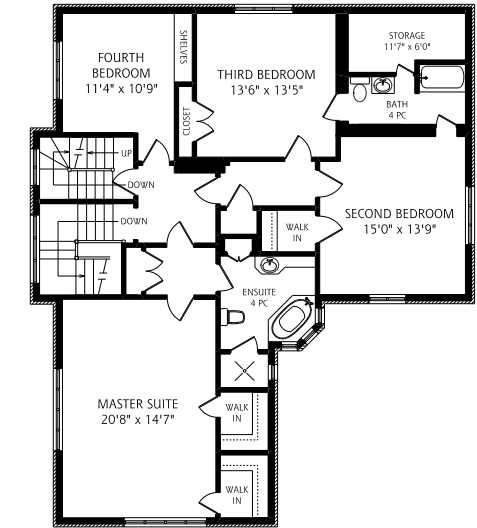
## OFFERED FOR SALE AT \$2,395,000

# HEAPS ESTRIN

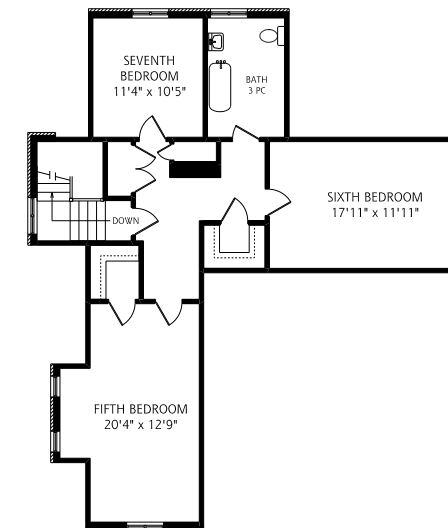
REAL ESTATE TEAM



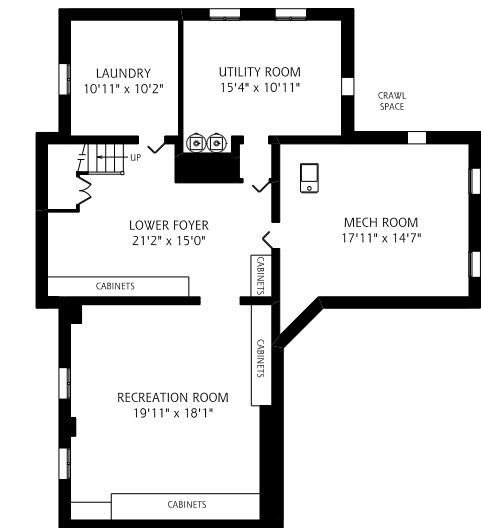
MAIN FLOOR  
1,665 SQUARE FEET  
ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE  
1/8" = 1'-0"



SECOND FLOOR  
1,635 SQUARE FEET



THIRD FLOOR  
1,060 SQUARE FEET



LOWER LEVEL  
1,485 SQUARE FEET