



www.165ROXBOROUGHDRIVE.com

HEAPS ESTRIN

REAL ESTATE TEAM

your
BEST MOVE

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165 ROXBOROUGH DRIVE

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A wonderful home with an abundance of natural light on one of Rosedale's best blocks. This large south lot is updated throughout and offers gracious principal rooms. The main floor family room overlooks a landscaped garden. Steps to Chorley Park and in the district of many well-ranked schools. Although this home is lovely just the way it is, demolition and building permits have already been issued, presenting a very rare opportunity to build new.

FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Wonderful home on one of Rosedale's best blocks
- Abundance of natural light
- Updated throughout
- Gracious principal rooms
- Main floor family room overlooking landscaped garden
- Views across the street to stunning homes
- Large South lot
- 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
- Close to Mooredale House, a fabulous local community centre with kids programming, camps, pool, preschool etc.
- Short walk to ravine
- Public transit at doorstep for easy travel around the city
- Very rare opportunity to build new: demolition and building permits have been issued

ADDITIONAL INFORMATION:

Inclusions: Stainless steel Sub-Zero fridge, stainless steel KitchenAid built-in oven, Thermador cooktop, stainless steel LG dishwasher, stainless steel built-in microwave, California shutters, all window coverings, all electric light fixtures, all built-in speakers (being sold in "as is" condition), central vacuum system and equipment, split system air conditioning system and equipment on third floor, central air conditioning system and equipment and gas burner and equipment.

Exclusions: All tenant's belongings, Maytag front load washer and dryer, stained glass window panel in kitchen, two black planters on front steps, statue in front garden and red planter in back garden.

Lot: 50 feet by 134.83 feet (irregular, please see sketch of survey).

Drive: Private driveway with double detached garage - parking for six cars.

Heating: Forced air gas.

Cooling: Central air conditioning plus supplementary split system air conditioning system on third floor.

Taxes: \$16,687.53 (2016 annual).

Possession: August 2016 or to be arranged.

OFFERED FOR SALE AT \$3,195,000

MAIN FLOOR

Foyer

- Spacious and bright
- Stone entrance
- Hardwood floor
- Two double closets
- Pot lights
- Crown moulding

Living Room

- Hardwood floor
- Wood burning fireplace with wood mantle and stone surround
- Large bay window
- Pot lights
- Crown moulding
- Built-in speakers
- Overlooks front garden

Dining Room

- Hardwood floor
- Crown moulding
- Pot lights
- Built-in speakers
- Open to living room
- Large window

Kitchen

- Updated
- Hardwood floor
- Pot lights
- Crown moulding
- Centre island with cooktop
- Undermount lighting
- Stainless steel appliances
- Tile backsplash
- Double sink
- Built-in speakers
- Open to breakfast room and family room
- Overlooks backyard

Breakfast Area

- Hardwood floor
- Pot lights
- Crown moulding
- Open to family room and kitchen
- Walkout to backyard

Family Room

- Hardwood floor
- Wood burning fireplace with wood mantle and stone surround
- Pot lights
- Crown moulding
- Open to kitchen and breakfast area
- Walkout to backyard

Powder Room





SECOND FLOOR

Master Bedroom

- Abundance of natural light
- French door entry
- Hardwood floor
- Walk-in closet
- Double closet
- Sitting area
- Pot lights
- Crown moulding
- California shutters
- Built-in speakers
- South exposure, overlooking landscaped backyard

Four Piece Ensuite Bathroom

- Marble tile floor
- Skylight
- Soaker tub
- Separate shower with glass enclosure and marble tile surround
- Built-in speakers

Second Bedroom

- Hardwood floor
- Two closets
- Crown moulding
- California shutters

Third Bedroom

- Hardwood floor
- Closet
- Crown moulding
- California shutters
- Built-in speakers
- Overlooks front garden

Four Piece Bathroom

- Tile floor
- Pot lights
- California shutters
- Soaker tub
- Overlooks front garden

THIRD FLOOR

Fourth Bedroom

- Hardwood floor
- Pot lights
- Built-in speakers
- California shutters
- Walkout to large deck
- Seller willing to enclose as full separate bedroom if desired

Three Piece Bathroom

- Marble floor
- Shower with glass enclosure and marble surround
- Skylight



LOWER LEVEL

(Separate Side Entrance)

Recreation Room

- Laminate wood floor
- Two storage closets
- Pot lights
- Storage cabinets
- Above grade windows

Games Room

- Laminate wood floor
- Pot lights
- Above grade windows

Fifth Bedroom

- Laminate floor
- Pot lights
- Above grade windows

Three Piece Bathroom

Laundry Room/Utility Room

- Tile floor
- Laundry sink

