



www.20WHITNEYAVENUE.com

HEAPS
ESTRIN
REAL ESTATE TEAM

your
BEST MOVE

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20 WHITNEY AVENUE

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A gem in a prime Rosedale location on coveted Whitney Avenue. Generously proportioned six bedroom centre hall with gracious principal rooms and full rear addition. Great flow for everyday living and entertaining with walkouts from the family room and kitchen to the private terrace and garden. Renovated kitchen and bathrooms. Steps to Chorley Park, Evergreen Brickworks, top schools and Summerhill Avenue. Easy access to downtown. Very easy two car parking.

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FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Gracious Rosedale home, 4,525 square feet plus lower level
- One of the best locations in Rosedale on a quiet block
- Lovely curb appeal with covered entrance and oversized flagstone walkway
- Bright, rear addition with walkout to private terrace and garden
- Renovated throughout with newer kitchen and bathrooms
- Gracious principal rooms
- Five fireplaces
- Main floor family room with wall to wall windows and walkout to patio and garden
- Six good sized bedrooms
- Lovely master suite with fireplace, walk-in closet and recently renovated six piece ensuite
- Main floor mudroom entrance
- Laundry chute to lower level
- Easy parking with detached garage
- Steps to the many conveniences of Summerhill Avenue
- Choice of wonderful public and private schools including Whitney Junior Public School, Our Lady of Perpetual Help, Deer Park Junior and Senior Public School, Branksome Hall, Greenwood College School and Upper Canada College
- Close to Rosedale Park with tennis courts, playground, splash pad and outdoor rink and Mooredale House, a fabulous local community centre with kids programming, camps, pool, preschool etc.
- Walk to Chorley Park with gorgeous and breathtaking greenery
- Steps to the Brickworks Market on the weekend or wind your way through the city on the walking and bike trails
- Public transit at doorstep for easy travel around the city
- Minutes to downtown

IMPROVEMENTS:

- Interior painted (2016)
- East and West exterior walls painted (2016)
- New hot water tank (2015)
- New third floor skylight (2015)
- Replaced kitchen backsplash (2014)
- Repainted back of house (2014)
- New sewer and backwater valve (2014)
- Two new radiators in kitchen and family room addition with separate thermostat (2014)
- New third floor bathroom (2014)
- New second floor bathroom (2013)
- New powder room (2013)
- New six piece master ensuite (2012)
- New Miele washer and dryer (2012)
- New flashing for dining room chimney and replaced chimney (2011/2012)
- Rebuilt top of family room chimney (2011)
- Installed 200 amp electrical service (2009)
- New cedar roof (2009)

ADDITIONAL INFORMATION:

Inclusions: Paneled Maytag fridge with bottom freezer, stainless steel six burner Wolf stove, paneled exhaust fan, stainless steel built-in Panasonic microwave, Miele washer and dryer, stainless steel built-in Miele dishwasher, paneled garbage compactor (in "as is" condition), all window coverings (except where excluded), all electric light fixtures, central vacuum system and equipment, gas line for barbeque, central air conditioning system and equipment, gas burner and equipment and gas boiler and equipment.

Exclusions: Master bedroom window coverings.

Lot: 50 feet by 137 feet.

Driveway: Wide mutual driveway with detached garage, easy parking for two cars.

Heating: Hot water gas in original portion of house and radiators in kitchen and family room, forced air gas in addition.

Cooling: Space Pak air conditioning system in original portion of house, central air conditioning in addition.

Taxes: \$20,797.43 (2016 annual).

Possession: Summer 2016.

OFFERED FOR SALE AT \$3,495,000

MAIN FLOOR

Vestibule

- Slate tile floor
- Crown moulding
- Stained glass windows

Foyer

- Hardwood floor
- Closet
- Crown moulding
- Pot lights
- French door to kitchen and family room

Living Room

- Hardwood floor
- Wood burning fireplace with wood mantle and marble surround
- Crown moulding
- Recessed shelving
- Bay window overlooking front yard

Dining Room

- Hardwood floor
- Wood burning fireplace with wood mantle and marble surround
- Bay window
- Crown moulding
- Stained glass window
- Butler's door to servery

Kitchen

- Hardwood floor
- Eat-in kitchen with space for full size breakfast table
- Custom cabinetry with granite countertop
- Valence lighting
- Marble backsplash
- Breakfast bar
- Double undermount sink
- Crown moulding
- Pot lights
- Built-in desk
- Windows overlooking private patio and garden
- Skylight
- Walkout to backyard

Servery

- Hardwood floor
- Granite countertop
- Glass cabinets
- Valence lighting
- Pot lights
- Crown moulding
- Open to kitchen

Family Room

- Hardwood floor
- Wood burning fireplace with wood mantle and marble surround
- Wall to wall windows overlooking patio and garden
- Built-in shelving
- Crown moulding
- Pot lights
- Skylights
- Open to kitchen

Mudroom

- Slate floor
- Double closet
- Crown moulding
- French doors with walkout to backyard

Powder Room





SECOND FLOOR

Landing

- Hardwood floor
- Closet
- Pot lights

Master Suite

- Hardwood floor
- Elegant double door entry
- Wood burning fireplace with wood mantle and marble surround
- Walk-in closet with custom organizers
- Pot lights
- Crown moulding
- Bay window overlooking backyard

Renovated Six Piece Ensuite

- Heated marble floor
- Custom vanity with marble countertop
- Freestanding claw foot tub
- Separate shower with glass enclosure and rain shower head
- Wall sconces
- Crown moulding
- Pot lights
- Separate water closet with toilet, pedestal sink and bidet

Second Bedroom (currently used as study)

- Hardwood floor
- Painted tongue and groove ceiling
- Wood burning fireplace with wood mantle and brick surround
- Built-in desk and shelving
- Double exposure overlooking front yard

Third Bedroom

- Hardwood floor
- Built-in closet with organizers
- Walk-in closet with organizers
- Crown moulding
- Bay window overlooking front yard

Renovated Three Piece Semi Ensuite

- Heated porcelain tile floor
- Custom vanity with marble countertop
- Separate shower with glass enclosure and rain shower head
- Wall sconces
- Pot lights



THIRD FLOOR

(Skylight)

Fourth Bedroom

- Broadloom
- Walk-in closet with built-in organizers
- Overlooks backyard

Fifth Bedroom

- Broadloom
- Closet
- West exposure

Sixth Bedroom

- Broadloom
- Large closet
- East exposure

Renovated Four Piece Bathroom

- Heated porcelain tile floor
- Tub/shower with glass enclosure
- Custom freestanding vanity
- Pot lights
- Wall sconces
- Overlooks front yard

Linen Closet

LOWER LEVEL

Recreation Room

- Broadloom
- Painted tongue and groove ceiling
- Two large closets with shelving
- Pot lights
- Above grade window

Laundry Room

- Tile floor
- Laundry chute
- Laundry sink
- Two storage closets
- Folding table with storage

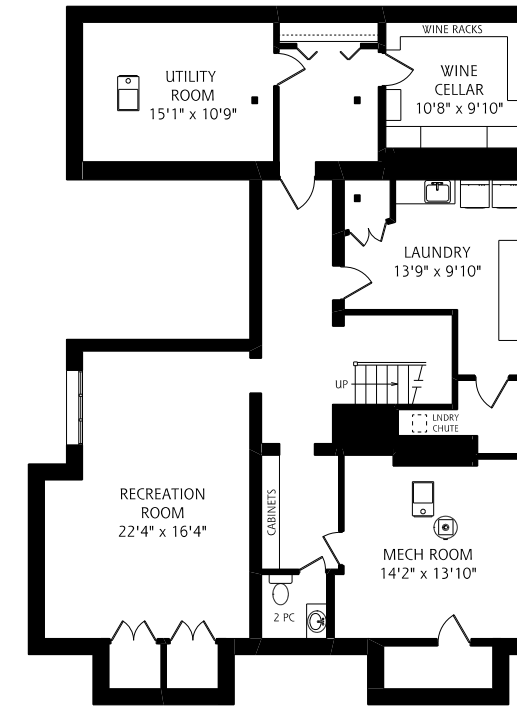
Wine Cellar

- Tile floor
- Temperature controlled

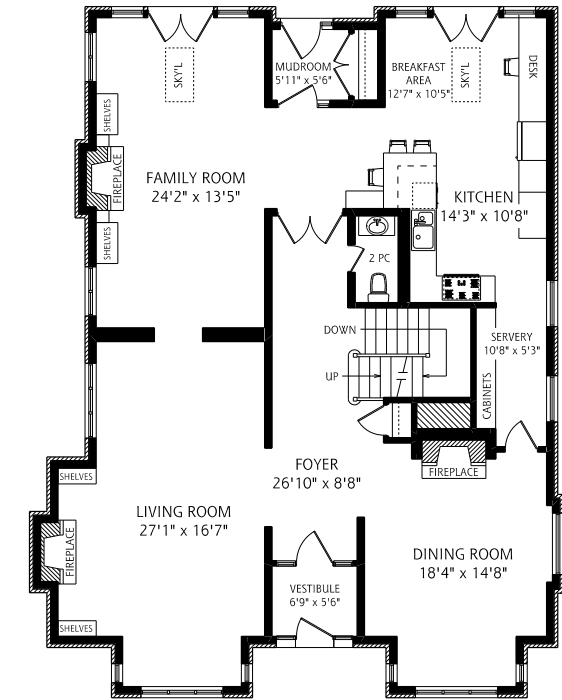
Powder Room

Ample Storage Room

Utility Room

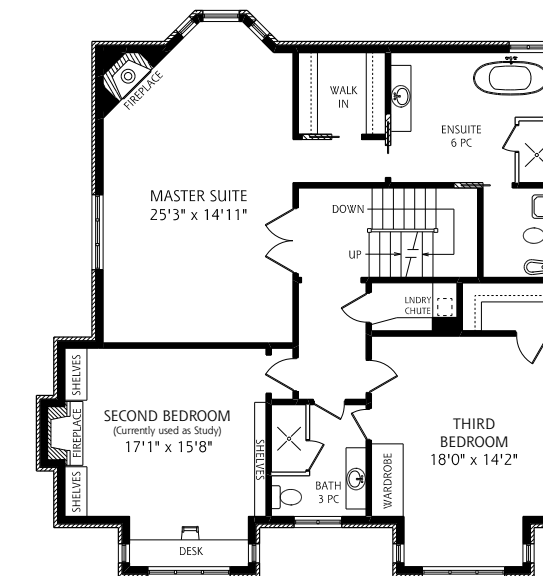


LOWER LEVEL
1,830 SQUARE FEET

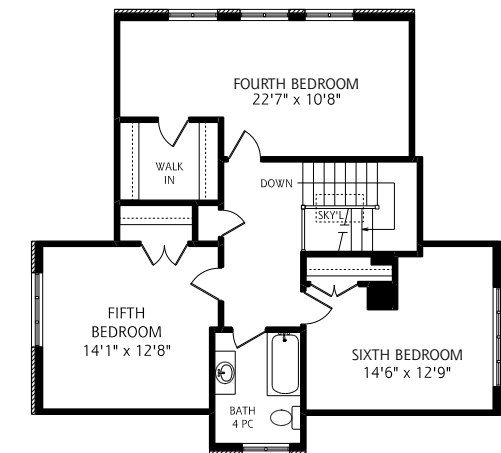


MAIN FLOOR
2,000 SQUARE FEET

ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE
1/8" = 1 FOOT SCALE



SECOND FLOOR
1,565 SQUARE FEET



THIRD FLOOR
960 SQUARE FEET

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1/8" = 1 FOOT SCALE