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## 143 ROSEDALE HEIGHTS DRIVE

An exceptional home well located in highly desirable Moore Park. Enjoy this seven bedroom centre hall home just the way it is or customize to suit your needs. Generously proportioned rooms including a large eat in kitchen overlooking the family room. Abundance of natural light throughout. Rare 50 by 191 foot south lot. Close proximity to some of Toronto's best schools and Mooredale House, a fabulous local Community Centre. Walking distance to the ravine, the shops of Summerhill Avenue, TTC and Brick Works market. Minutes to downtown via Mount Pleasant Road.

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## FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Gorgeous three storey, seven bedroom family home in beautiful Moore Park
- Abundance of natural light throughout
- Convenient mudroom entrance
- Oversized living room with wood burning fireplace and separate seating/music area
- Built-in speakers in living room (wired back to family room controls)
- Spacious kitchen with breakfast area designed by Napier Simpson
- Sun filled family room with radiant heated floors and walkout to stone patio
- Master bedroom with wall-to-wall built-ins and ensuite bathroom
- Generously proportioned bedrooms
- Large second floor library with east, south and west facing windows
- Oversized third floor with three bedrooms
- Laundry chute from main and second floor to lower level
- A short walk to Whitney and OLPH schools
- Close proximity to some of Toronto's best private schools: Greenwood College, Branksome Hall, Upper Canada College and Bishop Strachan School
- Close to Mooredale House, a fabulous local Community Centre with kids programming, camps, pool, preschool etc.
- A short walk to the Brickworks Market on the weekend or wind your way through the city on the walking and bike trails
- Walking distance to the ravine, the TTC and the shops of Summerhill Avenue
- Minutes to downtown core via Mount Pleasant Road

## IMPROVEMENTS:

- Master bedroom painted and new broadloom installed (2016)
- Updated powder room (2015)
- All third floor bedrooms painted (2014)
- Chimney tuckpointed (2013)
- New roof on south side (2012)
- All downspouts and library eavestroughs replaced(2012)
- New split system air conditioning unit on second floor (2011)
- New radiator reflectors on all radiators (2009)
- New fence on east side of property (2008)
- New paint and broadloom in living room (2007)
- New broadloom on stairs (2007)
- Renovated master semi ensuite (2007)
- Renovated recreation room including 2LB spray foam insulation, concrete floor poured, windows, pot lights, wiring and electrical heaters (2005)
- New radiant heated flooring, pot lights and windows in family room (2001)

## ADDITIONAL INFORMATION:

**Inclusions:** Maytag refrigerator, KitchenAid stove, Bosch dishwasher, General Electric washer and Maytag dryer, fridge and freezer in lower level, all window coverings (except where excluded), all built-in speakers, all electrical light fixtures, Altech alarm system and equipment, split system air conditioning unit on second floor and gas boiler and equipment.

**Exclusions:** Bell on west wall of main floor hallway and living room curtains and rods.

**Lot:** 50 feet by 191 feet.

**Driveway:** Private driveway.

**Heating:** Hot water gas. Electric baseboard heating in lower level.

**Cooling:** Second floor split system air conditioning.

**Rental Items:** Hot water tank

**Taxes:** \$16,366.88 (2016 annual).

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

# OFFERED FOR SALE AT \$3,695,000

## MAIN FLOOR

### Vestibule

- Solid wood door with side lights
- Tile floor
- Wainscoting
- Crown moulding

### Foyer

- Hardwood floor
- Closet
- Wainscoting

### Living Room

- Broadloom
- Wood burning fireplace with stone surround and wood mantle
- Crown moulding
- Built-in arched display shelves
- Built-in speakers
- Wall sconces
- Open to music room
- Overlooks back garden

### Music Room

- South facing seating area
- Lots of natural light

### Dining Room

- Hardwood floor
- Wainscoting
- Butlers door to kitchen
- Wall sconces
- Bay window overlooking front garden

### Kitchen

- Designer kitchen by Napier Simpson
- Double sink
- Crown moulding
- Lots of storage
- Bright with east facing windows
- Open to breakfast room and family room

### Breakfast Area

- Spacious area
- Crown moulding
- Pot lights
- East facing window
- Overlooks family room

### Family Room

- Radiant heated floor
- Broadloom
- Wall-to-wall custom built-in cabinetry
- Crown moulding
- Custom wood valences
- Pot lights
- Two sets of sliding doors with walkout to garden and patio

### Powder Room

### Laundry Chute

### Mudroom Entrance

### Closet





## SECOND FLOOR

(Attractive staircase with wainscoting)

### Master Bedroom

- Broadloom
- Wall-to-wall custom built-in cabinetry
- Crown moulding
- Overlooks front garden

### Three Piece Ensuite

- Renovated glass enclosed shower with subway tile surround
- Built-in storage / medicine cabinet

### Second Bedroom

- Hardwood floor
- Large closet
- Crown moulding
- Wall sconces
- Double exposure with both north and west facing windows
- Overlooks front garden

### Third Bedroom

- Hardwood floor
- Closet
- Crown moulding
- Wall sconces
- Double exposure with both south and west facing windows
- Overlooks garden

### Fourth Bedroom

- Broadloom
- Closet
- Crown moulding
- Access to three piece ensuite

### Library

- Hardwood floor
- Paneled walls
- Custom built-in cabinetry and bookshelves
- Large walk-in closet
- Bright room with east, south and west facing window
- Overlooks garden

### Four Piece Bathroom

### Laundry Chute





## THIRD FLOOR

(Landing with large window)

### Fifth Bedroom

- Hardwood floor
- Two closets
- Built-in bookshelves
- Two storage areas / crawl space storage
- Lots of natural light with south, west and north facing windows

### Sixth Bedroom

- Hardwood floor
- Closet
- North facing windows overlooking front yard

### Seventh Bedroom

- Hardwood floor
- Large closet
- South facing windows overlooking backyard

### Four Piece Bathroom

### Linen Closet

### Closet



## LOWER LEVEL

(Broadloom on stairs)

### Recreation Room

- Broadloom
- Wood burning fireplace with brick surround, wood mantle and ceramic hearth
- Pot lights
- Above grade windows

### Pantry

- Concrete floor
- Built-in shelving

### Laundry Room

**One Piece Bathroom** (currently not used by seller)

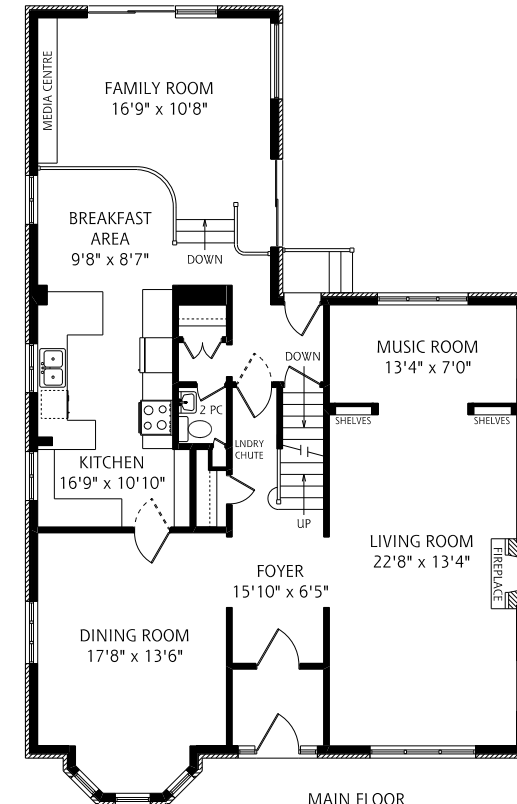
### Utility Room

- Concrete floor
- Workbench area

**Storage under and beside staircase**



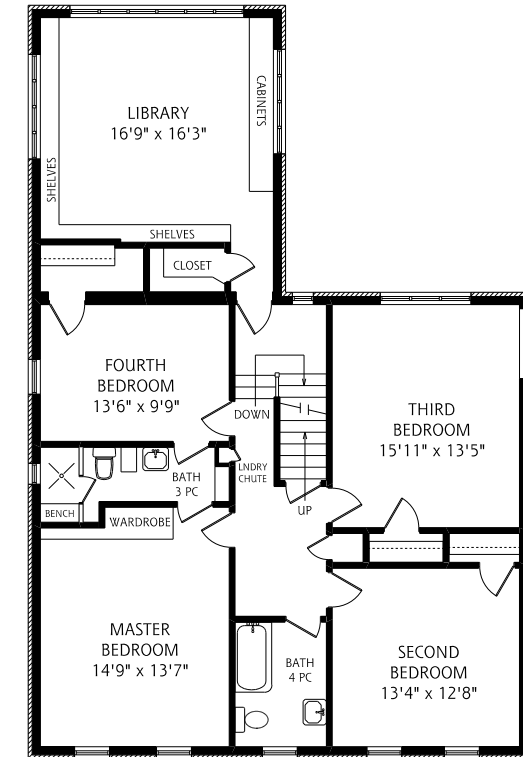
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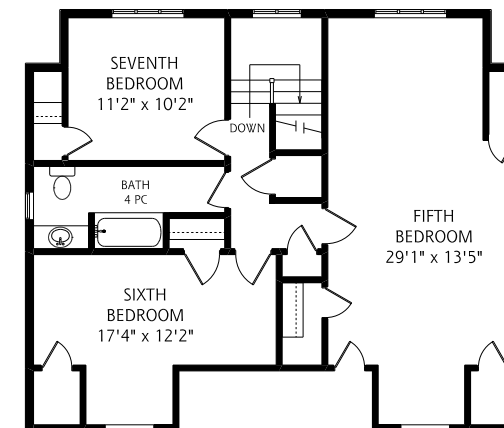
MAIN FLOOR  
1,610 SQUARE FEET

ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE

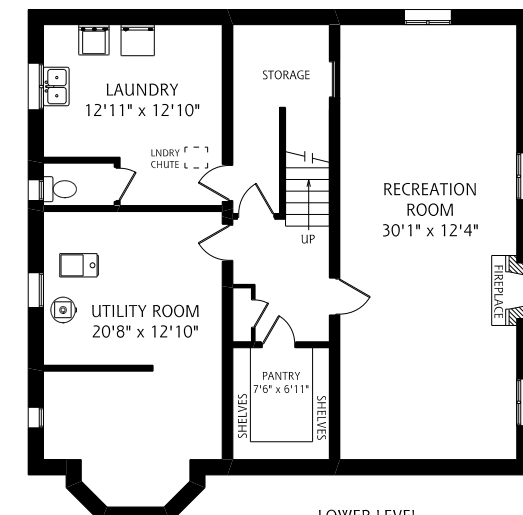
5 FOOT SCALE



SECOND FLOOR  
1,580 SQUARE FEET



THIRD FLOOR  
1,000 SQUARE FEET



LOWER LEVEL  
1,235 SQUARE FEET