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your BEST MOVE

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34 BINSARTH ROAD

Exquisite Rosedale home. Top to bottom high end renovation, design input by renowned interior designer, Connie Braemer. Every inch of this home has been beautifully renovated and offers a sophisticated feel. There are too many features to list but a few of the highlights include high ceilings, a great open concept main floor & custom millwork throughout. This home is larger than it appears, offering four generous bedrooms and bathrooms. Easy garage parking via wide laneway. Prime location on quiet street. Easy access to downtown.

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FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Sophisticated four bedroom renovated family home in prime Rosedale
- Top to bottom high end renovation, design input by renowned interior designer, Connie Braemer.
- Hardwood floors and high ceilings throughout
- Generous sized living room with gas fireplace
- Oversized renovated kitchen with custom cabinetry, natural stone countertops and walkout to back deck
- Large master bedroom with his and hers closets
- Custom millwork throughout
- Built-in speakers on main level
- Toto toilets throughout with exception of lower level toilet
- Peaceful backyard setting with gorgeous private garden setting
- Excellent school district: Whitney Junior Public School, Deer Park Junior and Senior Public School, Jarvis Collegiate Institute, Central Technical School and Northern Secondary School
- Nearby Rosedale Park and Mooredale House, a newly revamped park with two sets of tennis courts, a large field with baseball diamond, playground, wading pool with beautiful splash features, skating rink and running track. Rosedale Park is also home to huge community fair, "Mayfair" which takes place in May of each year.
- A short walk to the Brickworks Market on the weekend or wind your way through the city on the walking and bike trails
- Good access to the TTC and a short walk to the many amenities of Summerhill Avenue
- Entrance to the ravine just minutes away through Chorley Park or at the base of Roxborough Drive
- Minutes to downtown core via Mount Pleasant Road

IMPROVEMENTS:

- Renovation of main floor including structural welding steel in the walls and ceiling to create open concept (2007)
- Built-in speakers on main floor (2007)
- New furnace (2007)
- New water heater (2007)
- New hardwood floors throughout (2007)
- New bathrooms excluding lower level
- New ¾" plumbing supply lines
- New central vacuum system
- Automatic sprinkler system for front and back yard
- Back deck barbeque hook up
- New third floor skylight
- Roof repair
- Cable and ethernet to most rooms

ADDITIONAL INFORMATION:

Inclusions: Paneled Subzero fridge with bottom freezer drawers, stainless steel Miele gas cooktop, stainless steel Miele hood fan, stainless steel Dacor wall oven, paneled Miele Optima Series dishwasher, Maytag washer and dryer, Frigidaire fridge in lower level, all window coverings (except where excluded), all roller blinds, built-in speakers, all cabinetry in recreation room, all electric light fixtures (except where excluded), central air conditioning system and equipment and gas burner and equipment and central vacuum system and equipment.

Exclusions: Pendant light fixture in second floor office, dining room chandelier, all mirrors (except bathrooms) and hanging drapes in master bedroom and on main floor.

Rental Items: Hot water tank.

Lot: 26 feet by 108 feet.

Driveway: Lane access with detached garage.

Heating: Forced air gas.

Cooling: Central air conditioning.

Taxes: \$11,055.73 (2016 annual).

Possession: 90 days or to be arranged.

OFFERED FOR SALE AT \$2,800,000

MAIN FLOOR

Foyer

- Hardwood floor
- High ceiling
- Pot lights
- Closet

Living Room

- Hardwood floor
- Gas fireplace with Thassos marble surround
- High ceiling
- Pot lights
- Open concept
- Oversized floor to ceiling window overlooking front garden

Dining Room

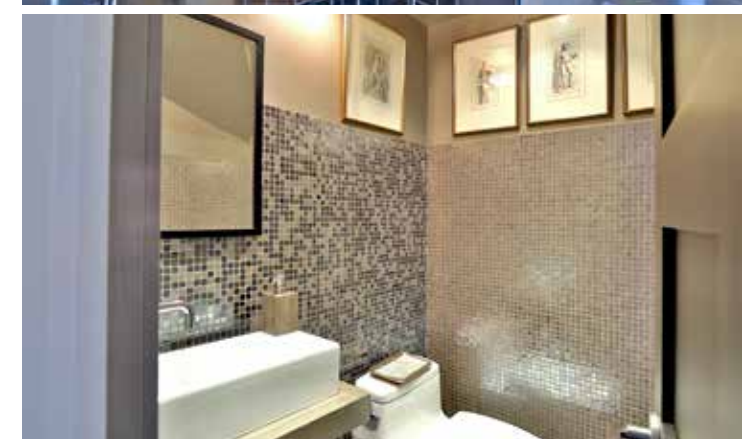
- Hardwood floor
- High ceiling
- Pot lights
- Open concept

Kitchen

- Hardwood floor
- High ceiling
- Custom cabinetry with natural stone countertops and backsplash
- Open display shelves
- Plenty of storage
- Custom built-in pantry
- Pot lights
- Two skylights
- Wall-to-wall windows with walkout to back deck and garden

Powder Room

- Hardwood floor
- Custom tile backsplash
- Custom vanity with natural stone countertop





SECOND FLOOR

Master Bedroom

- Hardwood floor
- High ceiling
- His and hers closet with built-in organizers
- Crown moulding
- Pot lights
- Overlooks front garden

Five Piece Semi Ensuite

- Tile floor
- High ceiling
- Custom vanity with his and her sink and natural stone countertop
- Soaker tub
- Separate shower with glass enclosure
- Pot lights

Second Bedroom (currently used as office)

- Hardwood floor
- High ceiling
- Custom built-in desk and shelves
- Pot lights
- Bay window overlooking backyard



THIRD FLOOR

(Two skylights)

Third Bedroom

- Hardwood floor
- Double closet
- Large window overlooking front garden

Four Piece Semi Ensuite

- Tile floor
- Pot lights
- Custom vanity with undermount sink
- Separate shower with glass enclosure
- Soaker tub with stone surround

Fourth Bedroom

- Hardwood floor
- Closet
- Access to four piece semi ensuite
- Overlooks backyard

Cedar Lined Linen Closet





LOWER LEVEL

- Recreation Room**
- Concrete floor
 - Accent brick wall
 - Custom built-in cabinets
 - Pot lights

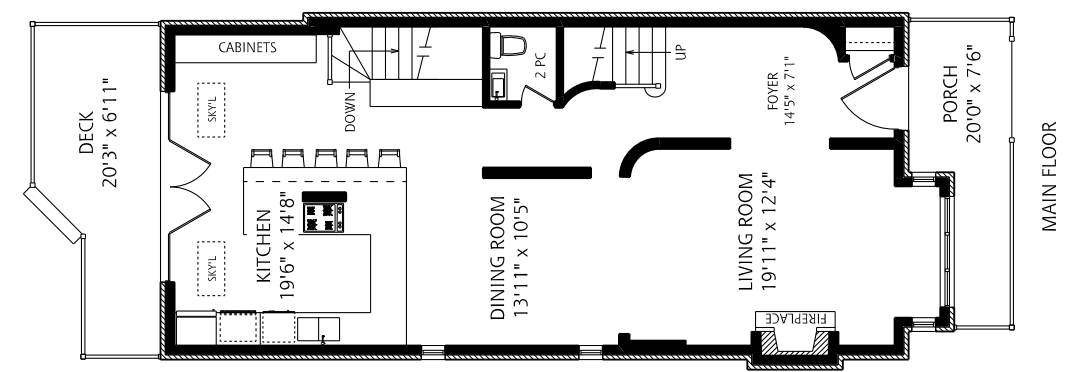
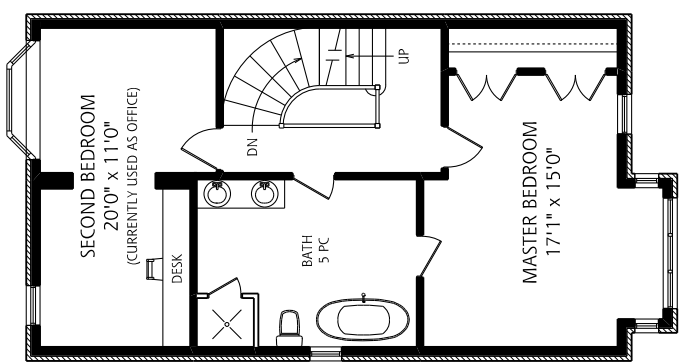
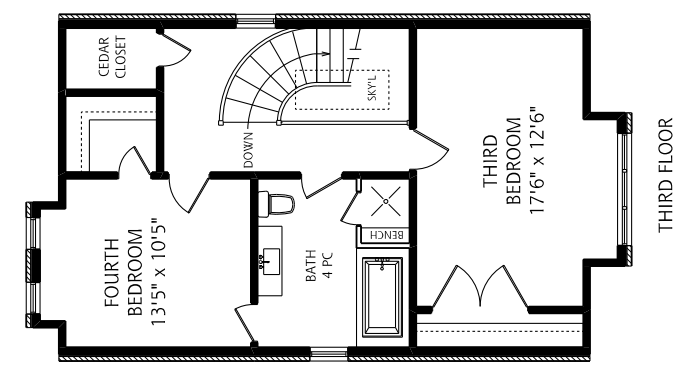
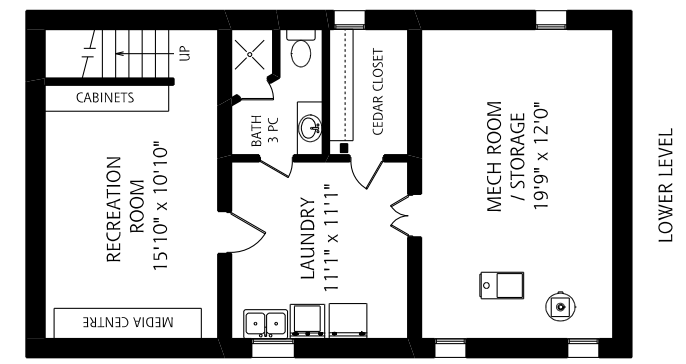
- Laundry Room**
- Tile floor
 - Double laundry sink
 - Pot lights
 - Above grade window

- Utility/Storage Room**
- Cement floor
 - Above grade windows

Three Piece Bathroom

Cedar Closet

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ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE
1/5 FOOT SCALE