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your BEST MOVE

Our mission is simple: provide every client with a full service real estate experience that exceeds all expectations. We do so with a team of passionate and dedicated professionals who are unwavering in their commitment to you and your satisfaction.



CAILEY HEAPS ESTRIN
HEATHER HEAPS
SALES REPRESENTATIVES

416.424.4910 / OFFICE

HeapsEstrin.com / WEB

Cailey@HeapsEstrin.com / EMAIL

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47 ASTLEY AVENUE

An exceptional three storey family home in a prime North Rosedale location. This peaceful oasis on the ravine has a stunning setting and offers an abundance of natural light with triple exposure. Open concept living and dining space. Spacious master bedroom with treetop views and a five-piece ensuite. Large third floor family room. The backyard offers the perfect place to entertain with a large inground pool, hot tub and extensive decking perched over the ravine. Finished lower level. Parking for two cars. Steps to Evergreen Brick Works and the many conveniences of Summerhill Avenue. Your choice of excellent local public and private schools. Easy access to downtown and the Don Valley Parkway.

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FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Lovely three storey family home in prime North Rosedale
- Peaceful setting on the ravine
- Abundance of natural light throughout with triple exposure
- An oasis in the city, stunning cottage setting
- Open concept kitchen, living and dining space
- Spacious renovated kitchen with center island and breakfast bar
- Large master bedroom with treetop views and five piece ensuite
- Large third floor family room and laundry room
- Heated floors in all bathrooms, excluding lower level
- Four generous sized bedrooms
- Finished lower level
- Parking for two cars
- Beautiful backyard oasis, ideal for entertaining with large inground pool and hot tub
- Professionally landscaped front and rear gardens with irrigation system
- Steps to Evergreen Brickworks and the many conveniences of Summerhill Avenue
- Excellent school districts: Whitney Junior Public School, Deer Park Junior and Senior Public School, Jarvis Collegiate Institute, Central Technical School, Northern Secondary School, Our Lady of Perpetual Help Catholic School, St. Michael's Choir School, St. Joseph's College School and Marshall McLuhan Catholic Secondary School
- Walk to public transportation
- Close to Chorley Park
- Easy access to downtown and Don Valley Parkway

IMPROVEMENTS:

- Repainted throughout (2017)
- New pool decking and fencing (2014)
- Front yard professionally landscaped (2012)
- New stone porch with grading and new retaining wall (2012)
- New flat roof and full third floor expansion/redesign (2010)
- Expanded master bedroom and closet (2010)
- Master ensuite renovated (2010)

ADDITIONAL INFORMATION:

Inclusions: Paneled Sub-Zero fridge with bottom freezer, stainless steel Dacor five burner gas cooktop, stainless steel Dacor oven and hood range, stainless steel Bosch dishwasher, LG washer and dryer, all window coverings (except where excluded), all electrical light fixtures (except where excluded), Space Pak air conditioning system and equipment, gas boiler and equipment and inground pool and equipment.

Exclusions: Dining room light fixture and drapes in second bedroom on second floor.

Note: Hot tub and equipment negotiable.

Lot: 31.83 feet by 235 feet. Irregular, please see survey. N: 229.99' S: 198.23' E: 31.66' W: 47'11/8"

Driveway: Private driveway with built-in heated garage.

Heating: Hot water gas.

Cooling: Central air conditioning.

Taxes: \$11,337.80 (2016 annual).

Possession: 60 days or to be arranged.

OFFERED FOR SALE AT \$2,495,000

MAIN FLOOR

Foyer

- Hardwood floor
- Closet
- Pot lights

Living Room

- Hardwood floor
- Wood burning fireplace (gas line present for easy conversion)
- Pot lights
- Open to dining room
- Overlooks front garden

Dining Room

- Hardwood floor
- Open to living room and kitchen

Kitchen

- Renovated
- Hardwood floor
- Large center island with Corian countertop
- Double undermount sink
- Built-in breakfast bar – seating for five
- Stainless steel countertop and backsplash
- Plenty of storage
- Lots of natural light
- Pot lights
- Open to dining room
- Walkout to back deck
- Overlooks garden and pool

Powder Room

- Heated tile floor
- Built-in vanity with cupboards
- Custom vanity with Corian Countertop
- Undermount sink
- Large window





SECOND FLOOR

(Floating staircase with custom runner and pot lights)

Master Suite

- Hardwood floor
- Large walk-in closet with built-in organizers
- Double exposure with stunning views of back garden, pool and ravine

Five Piece Ensuite

- Renovated
- Heated marble floor
- Walk-in shower with marble floor, glass enclosure, rain showerhead and floating marble bench
- Custom built-in vanity with his/hers undermount sinks and Corian countertop
- Jacuzzi with marble surround
- Pot lights

Second Bedroom

- Hardwood floor
- Large closet
- Large windows overlooking front and side yard

Three Piece Ensuite

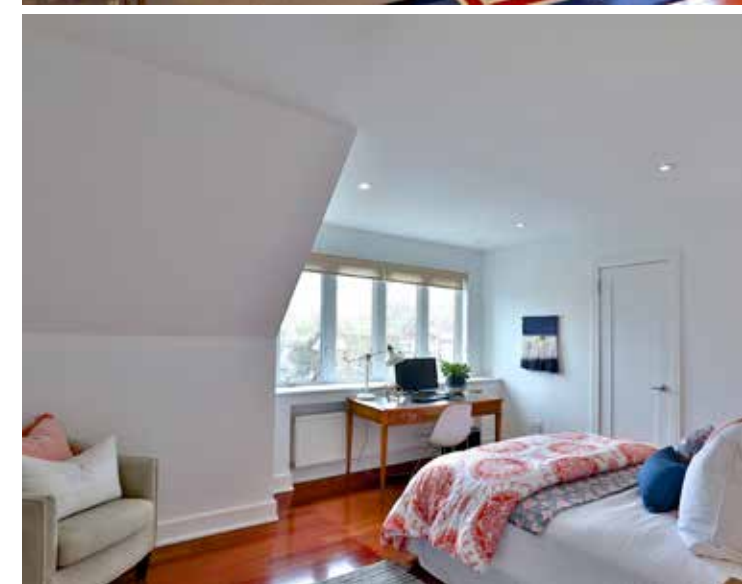
- Heated marble floor
- Built-in vanity with Corian countertop
- Walk-in shower with glass enclosure, tile surround and recessed shelf detail
- Pot lights
- Plenty of storage – built-in wardrobe and shelving

THIRD LEVEL

(Wooden stairs with custom runner)

Third bedroom

- Hardwood floor
- Walk-in closet
- Very bright and spacious
- Overlooks front garden





Fourth Bedroom

- Hardwood floor
- Walk-in closet with organizers
- Large windows overlooking backyard and ravine

Four Piece Bathroom

- Heated stone floor
- Built-in vanity with marble countertop
- Undermount sink
- Deep soaker tub with stone tile surround
- Plenty of storage
- Pot lights
- Skylight

Family Room

- Hardwood floor
- Open concept
- South view

Laundry Room

- Hardwood floor
- Closet
- Marble countertop with undermount sink
- Side-by-side extra large washer/dryer, steam enabled
- Plenty of storage

Linen Closet

LOWER LEVEL

(Wooden staircase with custom runner)

Recreation Room

- Engineered hardwood floor
- Closet
- Pot lights
- Above grade windows

Two Piece Bathroom

- Tile floor
- Built-in vanity with Corian countertop
- Undermount sink

Storage Room

Direct access to heated garage



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