HEAPS ESTRIN

REAL ESTATE TEAM

208 Roxborough Drive

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Situated on a coveted street in the heart of one of Toronto's most upscale neighbourhoods, this landmark Rosedale ravine estate exudes a level of grandeur that is rarely seen. 208 Roxborough Drive offers an unmatched opportunity to own one of the city's most impressive heritage homes full of outstanding period details and beautifully appointed rooms. With an enticing sense of arrival through the manicured front garden, this house draws everyone in with its magnificent bay window and stone façade. The grandeur of the foyer with stunning ceiling detail leads to generously proportioned principal rooms, perfect for entertaining. The main floor showcases an elegant living room with picturesque windows overlooking the charming landscaped garden. Climb the beautifully hand-crafted staircase to five large bedrooms including an enviable master retreat with office and ensuite. The private backyard offers a gardener's oasis with layers of lush green and ravine views. Lovingly maintained for decades, this home offers the ultimate mix of elegance, refinement, character and untold opportunities. In strolling distance to the ravine, Evergreen Brickworks, Summerhill Market and Chorley Park and in close proximity to some of Toronto's best public and private schools.

Details

LOT SIZE
88.48 x 408.21 feet
Slightly irregular lot, please see survey

TAXES
$34,371.79 (2019)

POSSESSION
Flexible

HEATING
Hot water gas

COOLING
Space Pak central air conditioning and equipment

DRIVEWAY
Private driveway with ample parking and detached garage for two cars

Features

- Landmark estate home on the most desirable part of Roxborough Drive overlooking the ravine
- Grand foyer with exquisite ceiling detail and a large stone fireplace leading into generously sized principal rooms
- Original character and charm, including stunning woodwork, meticulously preserved throughout
- Sizeable living room with opulent leadlight bay window overlooking the manicured front garden
- An entertainer's dream home with fabulous layout
- Stately wood panelled dining room with concealed built-in cabinetry, perfect for hosting large dinner parties. Butler's door to kitchen
- Light-filled main floor family room with built-in shelving and wall-to-wall windows
- Spacious main floor study or library with impressive ceiling and wood details
- Elegant hand-crafted staircase leading to five well-proportioned bedrooms
- Master retreat with office, ensuite and walk-in closets overlooking the garden and ravine
- Lower level recreation room with great ceiling height, above grade windows and gorgeous wood-beamed ceiling
- Manicured front gardens with stone paved pathway and ornate stone balustrade leading to the regal front porch
- Private backyard overlooking the beauty of the Rosedale ravine
- Quiet street, ideal for family living with a strong sense of community which includes an annual Boxing Day street hockey game!
- Private driveway with space for six cars and detached garage for two cars
- In close proximity to Toronto's top private schools which include Branksome Hall, Greenwood School, Upper Canada College, and others
- Steps to Mooredale House, the local community centre, which hosts many activities including preschool, sports programs, a swimming pool and tennis clubs, day and summer camps, various sports, regular concerts and more
- Close to Evergreen Brickworks where you can enjoy the public farmers markets, participate in conferences and events, enjoy outdoor learning and nature, off leash dog park, bike trails and explore public art in the heart of Toronto's ravine system
- Excellent school district
- Minutes to Rosedale Park with two sets of tennis courts, a large field with a baseball diamond, a playground, a wading pool with beautiful splash features, a skating rink and a nice running track. This is also the location of the popular annual Mayfair community event
- Walking distance to the ravine, Evergreen Brickworks, the shops of Summerhill Avenue and Chorley Park
- Close to the downtown core via both Mount Pleasant Road and the Don Valley Parkway, and a short distance from all of the shops and restaurants on Yonge Street

INCLUSIONS
- KitchenAid glass-top stove with oven
- Built-in Frigidaire oven
- Built-in Amana dishwasher
- Frigidaire refrigerator
- Kenmore refrigerator
- Panasonic microwave
- Maytag washer
- Kenmore dryer
- All window coverings
- All electric light fixtures (except dining room)
- Gas boiler & equipment
- Space Pak air conditioning and equipment
- Irrigation system (in 'as is' condition)

EXCLUSIONS
- Dining room chandelier

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We are a team of passionate and dedicated professionals who strive to ensure that each client's unique needs are met. Our goal is to deliver every client with a full service real estate experience that exceeds all expectations.

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