

10 ROSEWELL AVENUE

What a great opportunity to reside in the Yonge and Eglinton neighbourhood. This lovely updated three-bedroom, semi-detached home with an abundance of natural light embraces you as you walk in. The property boasts gleaming hardwood throughout, crown mouldings in the living and dining room and an inviting gas fireplace. Perfectly laid out for daily living and entertaining with family and friends. The kitchen possesses sparkling stainless steel appliances, stone countertops and a glass tile backsplash, ample cabinet space, and a breakfast bar overlooking the serene rear garden. Walk out to the large deck for the ultimate outdoor living experience. Three bedrooms and a renovated four piece bathroom compliment the rest of the house along with a fully-finished lower level with a recreation room, work station, a three piece bathroom and a laundry room, walkout to the backyard, and a heated storage room. Just minutes to Eglinton park with sports fields, four tennis courts, baseball diamonds, a children's playground, and a wading pool. Top rated schools nearby including Allenby Junior Public school, Glenview Senior Public School and North Toronto Collegiate. Private schools close by are St. Clements, Upper Canada College, Bishop Strachan school. Just a short stroll to the hub of Yonge and Eglinton rife with shopping, great restaurants and cinemas. This is truly a gem of a house in a superb midtown location.

FEATURES

* Glorious sun filled three-bedroom home
* Spacious foyer with lots of natural light
* Cozy living room with crown mouldings
* Warm, inviting gas fireplace with marble surround
* Hardwood floor throughout
* Generous size dining room for entertaining
* Updated kitchen with stone counter, stainless steel appliances
* Breakfast bar overlooking the custom designed landscaped garden
* Walk out to deck and the outdoor living
* Renovated four-piece bathroom
* Lower level offers the recreation room
* A three-piece bathroom
* A work station and laundry room
* Walk out to a temperature control storage room and the backyard
* A short stroll to the Eglinton Park with soccer pitches, swimming pool, hockey arena and tremendous space for the dog lovers to roam and socialise
* Top rated Allenby Junior Public school, Glenview Sr Public School, North Toronto Collegiate
* Private schools are St Clements and Upper Canada College
* Close proximity to the intersection of Yonge and Eglinton with its fun restaurants, bars, entertainment and transit

IMPROVEMENTS

* Stainless Steel Kitchen Aid Fridge and Stove (2018)
* Front Garden landscaping designed by Sheridan Nursery (2018)
* New side Door (2015)
* New stairwell installed leading to basement, with carpeting (2015)
* Renovated four-piece bathroom on second level, with heated floor (2013)
* Renovated three-piece bathroom in basement with new floor tiles, new vanity and toilet (2013)
* Backyard landscaping designed by Fossil Landscaping company (2012)
* Entry foyer vestibule with partial wall built out to add coat hooks (2012)
* Partial wall built out in basement to house the washer and dryer (2012)
* Closet organizers installed in master bedroom and second bedroom (2011)
* Breakfast bar installed in kitchen with quartz counter, Cambria kitchen counter, sink and Faucet, glass backsplash (2011)
* Water proofing on all 3 exterior foundation walls (2011)
* Installed new hardwood floor on main (2010)
* Re-stained hardwood floor on second floor (2010)

INCLUSIONS

* All window coverings
* All built-in organisers, including the shelving in the storage room
* All electrical light fixtures (except listed in exclusions)
* Kitchen Aid stainless steel fridge
* Kitchen Aid stainless steel stove
* GE dishwasher
* Stainless steel hood fan
* Maytag washer
* Maytag dryer
* Air conditioning and equipment
* Gas burner and Equipment

EXCLUSIONS

* Chandelier in dining room
* Electric fireplace hung in basement

RENTAL

* Hot water tank

DETAILS

Lot size

* 22.01 feet by 90 feet

Taxes

* $5,171.75 (2019)

Possession

* March 15th preferred or to be arranged

Heating

* Hot water Gas

Cooling

* Central Air Conditioning

Driveway

* Mutual