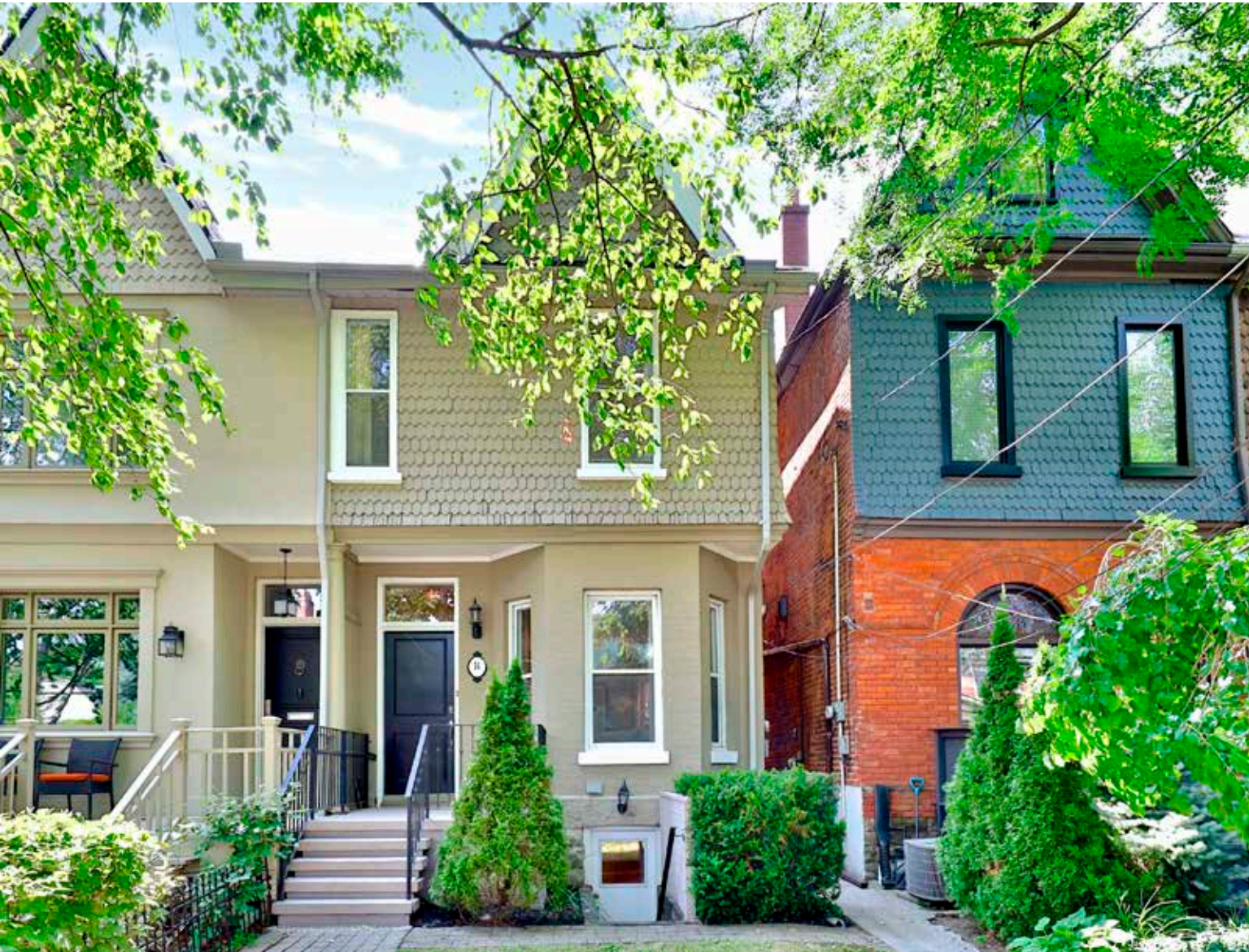




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REAL ESTATE TEAM



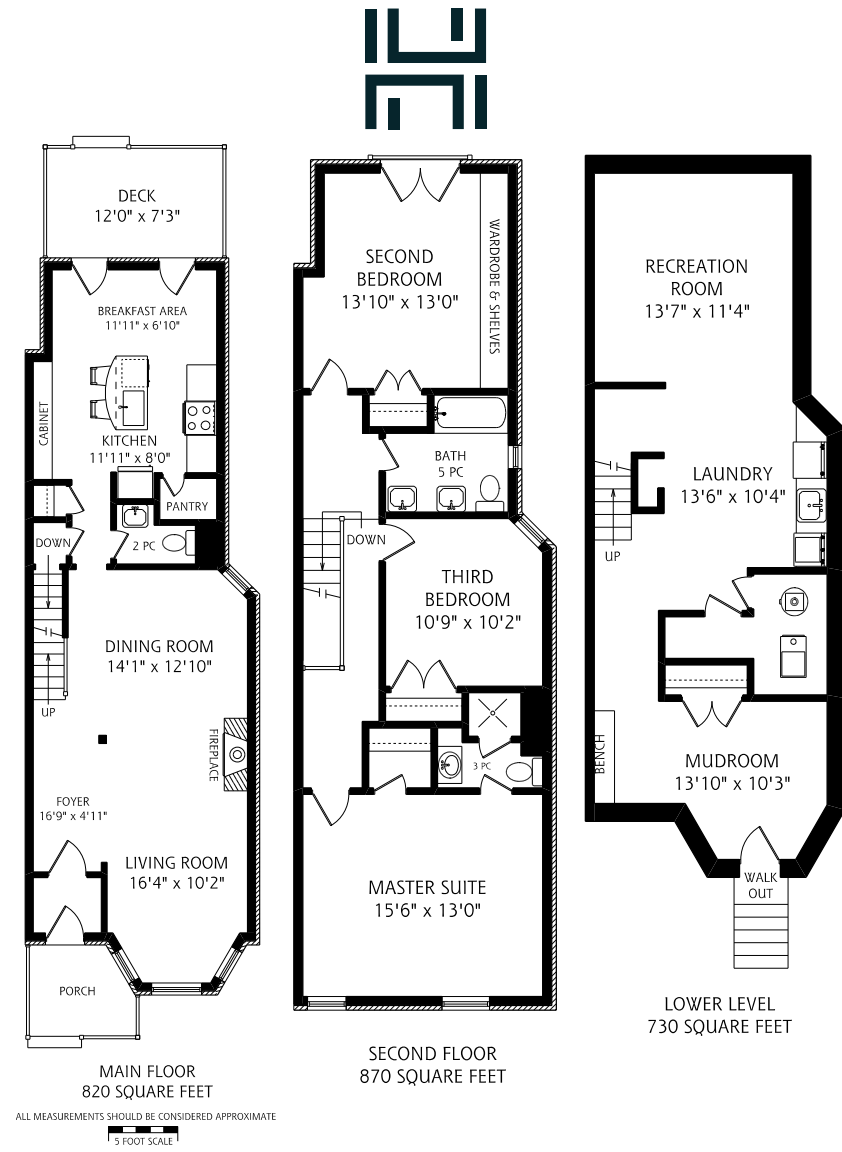
14 Rathnelly Avenue



14 Rathnelly Avenue

Welcome to the Republic of Rathnelly, a coveted community in the heart of the city! This gorgeous Victorian era semi-detached three bedroom, three bathroom home was built in 1885; imagine beautiful bones, stunning mouldings, sky high ceilings, and period details all completely renovated with modern updates. A stunning combination! Superb layout featuring an open concept living and dining area with fireplace, and huge eat-in kitchen with breakfast bar, marble counters and walk-in pantry, leading to a covered deck and extra deep back garden offering a private retreat. Convenient main floor powder and front hall closet, with additional oversized mudroom walk-up at the front of the house. Beautiful second level with three generous bedrooms including principal bedroom with ensuite bath and walk-in closet, as well as two additional bedrooms with plenty of storage and sharing a bright five-piece family bath with double vanity. Absolutely amazing neighbourhood association and excellent schools on a tranquil street, all within walking distance to Yorkville. Brown/Deer Park School.

Features



Details

LOT SIZE

18.58 feet by 140 feet

TAXES

\$8659.05 (2019)

POSSESSION

30-60 days, TBD

HEATING

Forced air gas

COOLING

Central air conditioning

DRIVEWAY

None

- Beautifully renovated Victorian era semi-detached home on tranquil tree-lined street
- Attractive brick and shingle exterior with newer roof
- Gracious front entry with vestibule
- Outstanding 9'8" ceiling height on main level
- Stunning open concept living and dining rooms with fireplace, ceiling mouldings, high ceilings, hardwood floors and beautiful bay window overlooking front garden
- Expansive, light-filled eat-in kitchen with abundant storage including a wall of built-in display cabinetry, generous centre island and walk-in pantry
- Features two separate west-facing glass panelled doors that open to a private, covered deck and extra deep back garden
- Convenience seen throughout the home, including main floor powder room, generous front hall closet and an oversized lower level mudroom directly accessible from the front entrance of the home
- Freshly renovated second level
- Impressive principal suite with three-piece ensuite bath and generous walk-in closet
- Two additional generous bedrooms, each with custom double closets and large windows
- Second bedroom has a Juliette balcony and custom built-ins
- Third bedroom has a double closet with organizers
- Spacious five-piece family bath with gorgeous marble tiled floors, a large north facing window, double pedestal sink vanities and a combination tub/shower
- Lower level offers a recreation area, excellent storage, open concept laundry room with large laundry sink and oversized mudroom with room to store bicycles, strollers, and sports equipment
- Enjoy the convenience of direct access to the mudroom from the front of the house via a well-sized walk-up stairwell
- A short walk to the best retail and restaurants in Yorkville and Summerhill, convenient to Whole Foods, the ROM, and a plethora of high-end shops and conveniences
- Situated in an excellent school district including Brown Jr. PS and Deer Park. Walking distance to De La Salle and easily accessible to many highly ranked private schools in the heart of the city
- Access to a "secret park" in the lane directly behind the house, where kids can safely roam without the need to cross the street to access.
- Fantastic neighbourhood association with many community events @ rathnellyrepublic.com

IMPROVEMENTS

- Complete "to-the-studs" renovation
- Freshly painted, new broadloom and new LED pot lights throughout (2020)
- Lower level renovation (2020)
- Upgraded appliances: new stove (2020), dryer (2019). Dishwasher & washer also newer.
- Updated comfort systems including new furnace and water heater
- Roof replaced (2015)

INCLUSIONS

- Stainless steel refrigerator with bottom freezer and Brita filtration
- Stainless steel electric oven with glass cooktop and vent hood
- LG built-in dishwasher
- Oversized stainless steel undermount sink and modern faucet with pull down spray handle
- Top load washer and extra-large capacity dryer
- Electric fireplace
- All electric light fixtures
- All window coverings, blinds and rods
- Built-in cabinetry in second bedroom
- High efficiency gas furnace
- Central air conditioner and equipment

EXCLUSIONS

- Wire shelving in pantry
- Dining room light fixture

RENTAL ITEMS

- Hot water tank



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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.



Cailey Heaps Estrin

B.Comm.

SALES REPRESENTATIVE
& MANAGING DIRECTOR

416.424.4910

Cailey@HeapsEstrin.com



Christina Pinelli

Hon. BSc.

SALES REPRESENTATIVE

647.995.9379

Christina@HeapsEstrin.com

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