



HEAPS ESTRIN

REAL ESTATE TEAM

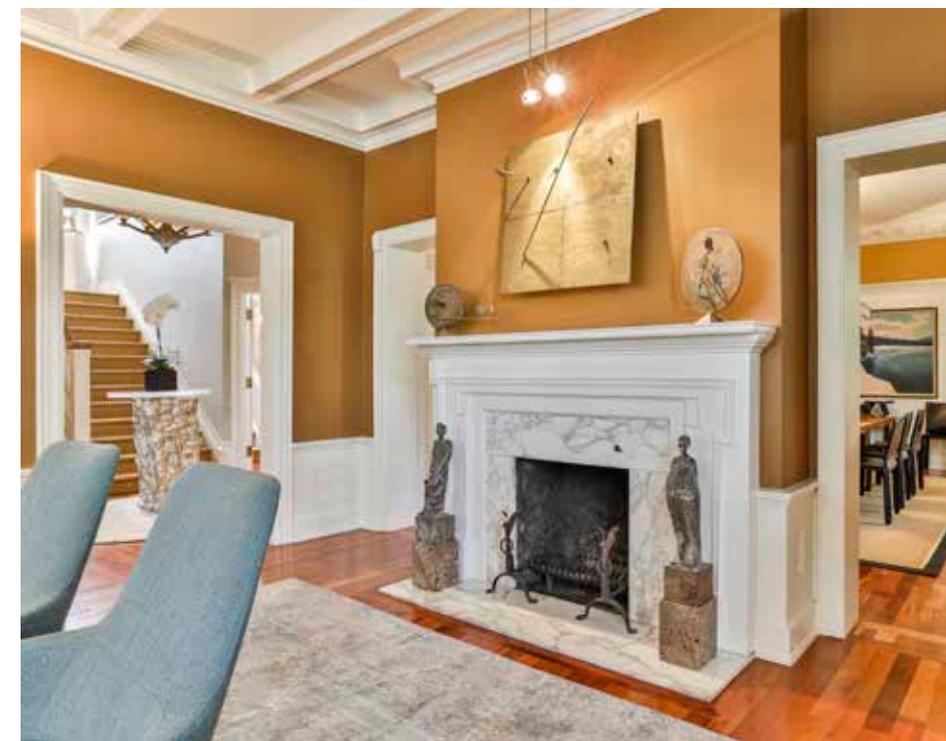
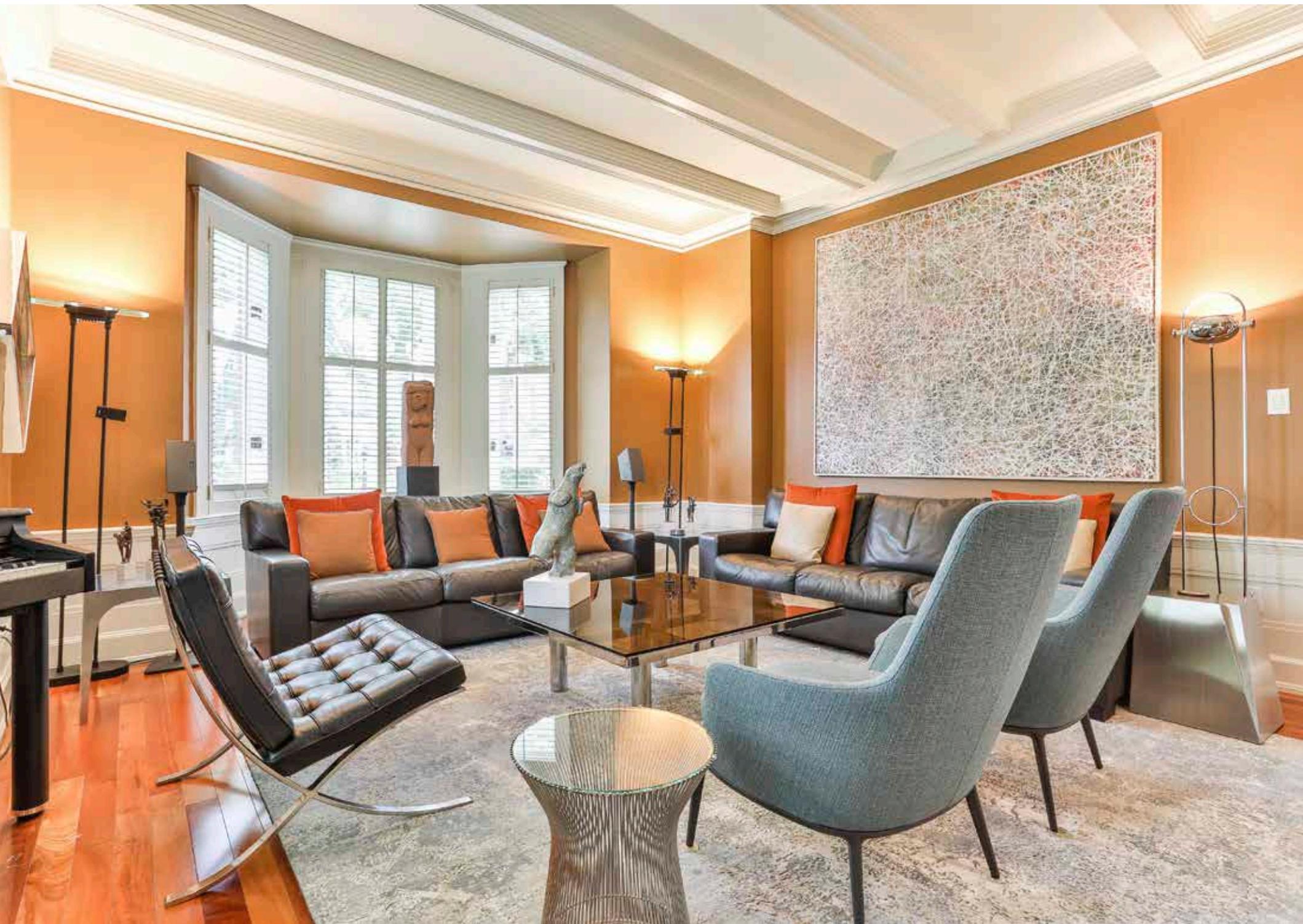


73 Chestnut Park



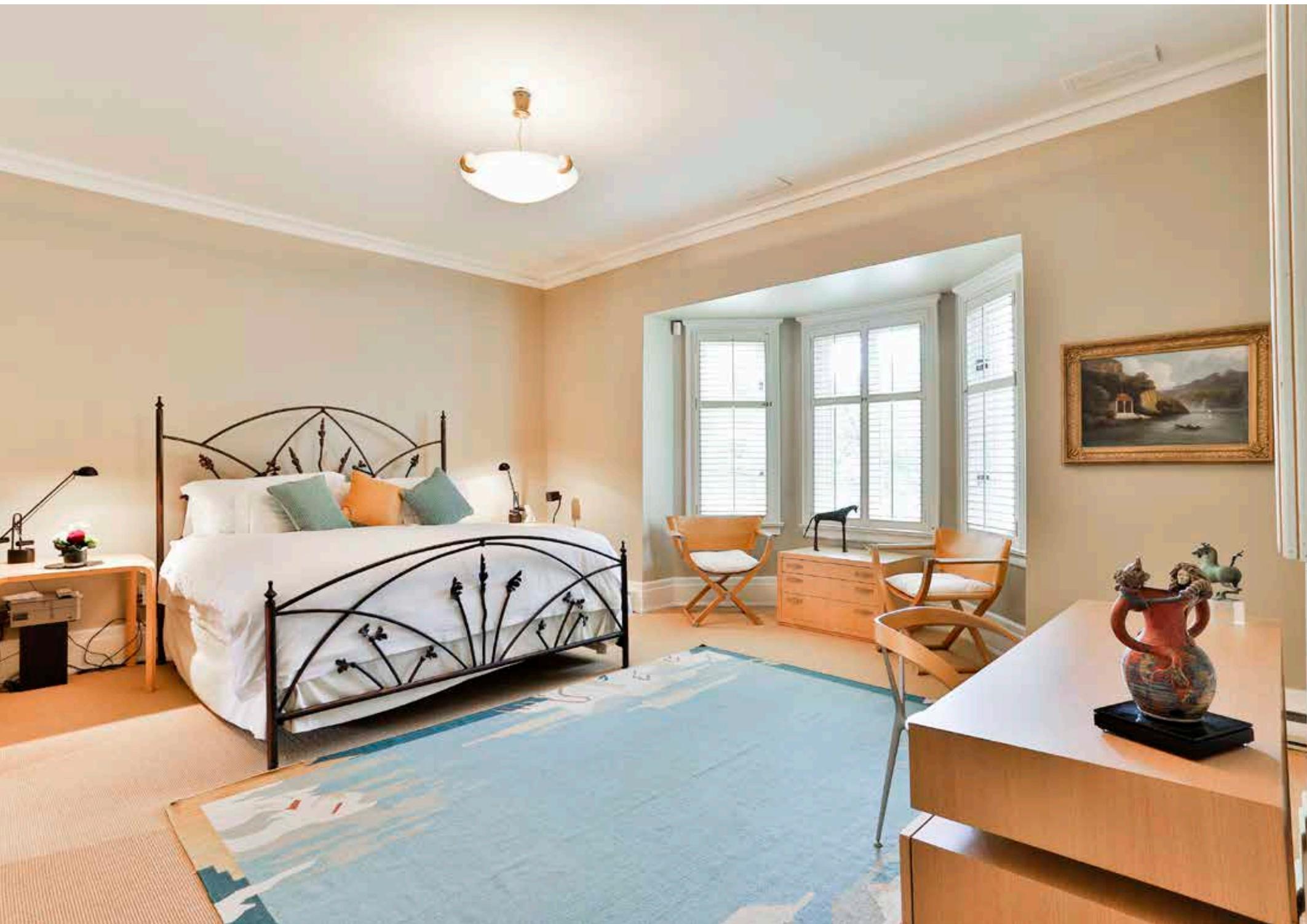
73 Chestnut Park

Situated on prestigious Chestnut Park in the heart of South Rosedale, this stunning residence is an exquisite heritage gem. Inviting and sophisticated, with impressively beautiful curb appeal, the breathtaking façade of this historic home has been perfectly preserved, and the interior masterfully renovated, blending old world charm with modern amenities. Spanning an impressive three-stories with over 6000 square feet of beautifully appointed living space, this is a spectacular home for true connoisseurs of luxury and comfort. Enjoy gatherings in the incredibly-scaled living and dining areas graced by double-sided fireplaces, beamed 10-foot ceilings and double bay windows with western exposure. The beautifully remodelled gourmet kitchen flows seamlessly into the formal dining area with hardwood floors and a built-in bar, making a great entertaining space. The family room is a cozy retreat, offering a stunning fireplace and custom built-ins. The second level features a lovely principal suite with beautiful views, his and hers walk-in closets and a serene six piece bath with heated floors. Two additional generously sized bedrooms, each with marble ensuite baths, adorn the second floor. Escape to the third level to enjoy a relaxed lounge, fourth bedroom or office, and to the lower level for your own private gym, spa, sauna and wine cellar. Offers excellent three car parking with detached garage and a low maintenance rear garden reminiscent of a European courtyard. Located in one of Toronto's most distinguished and desirable neighbourhoods, this is an enviable address. Enjoy the luxury of the perfect metropolitan abode while being ensconced in the winding streets, manicured lawns and landscaped gardens of Rosedale.



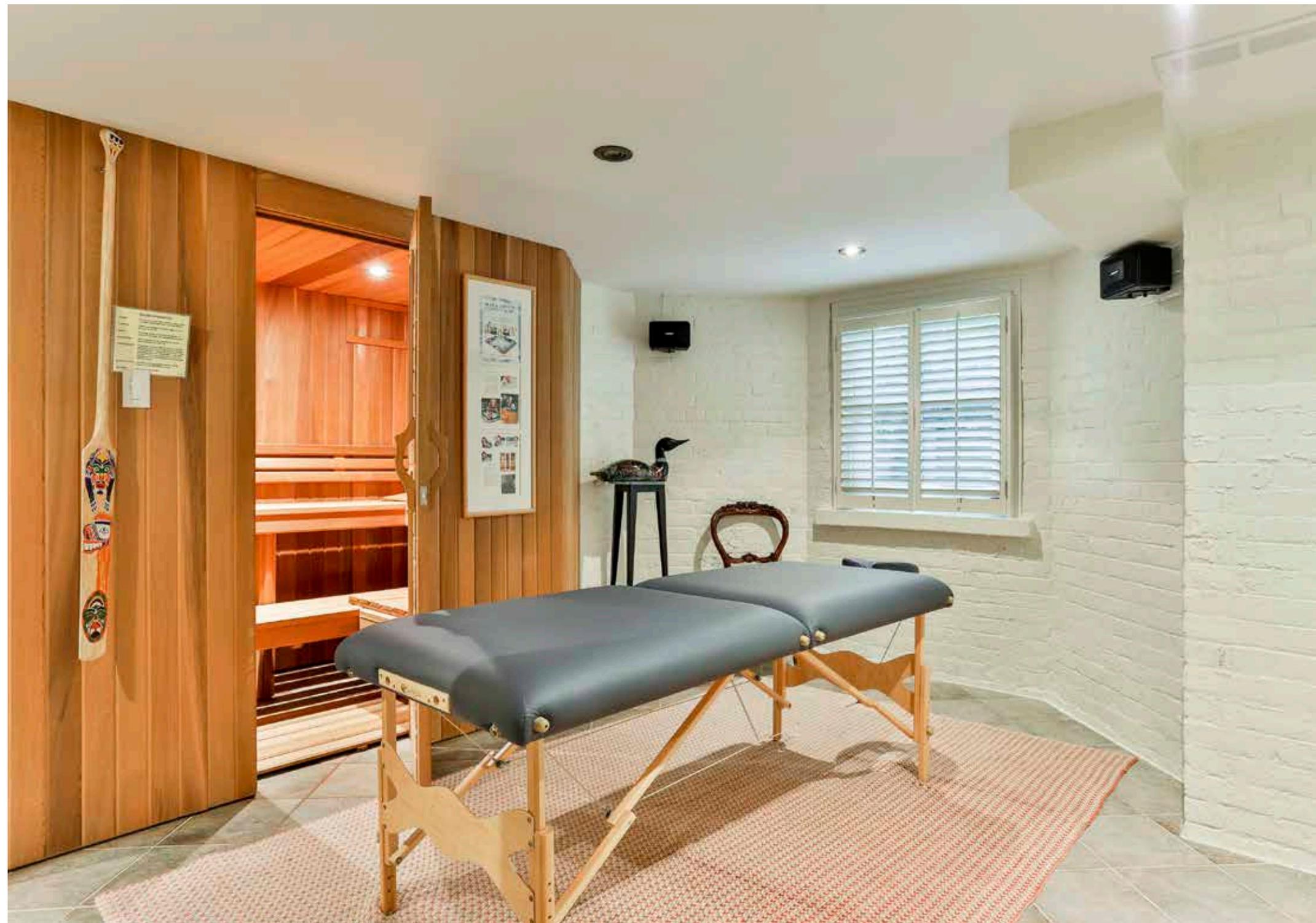
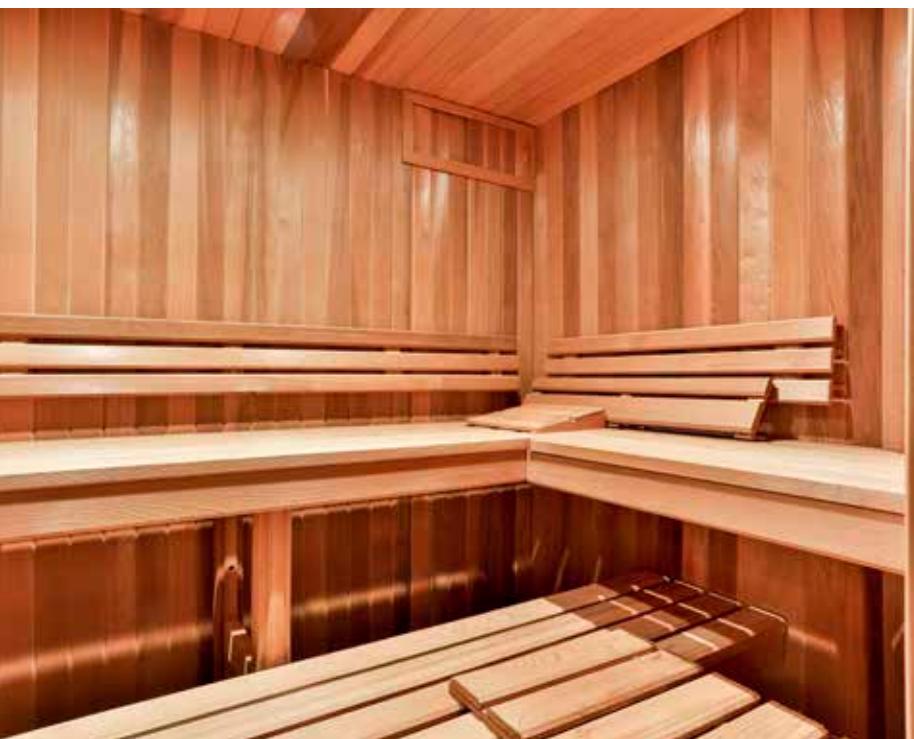


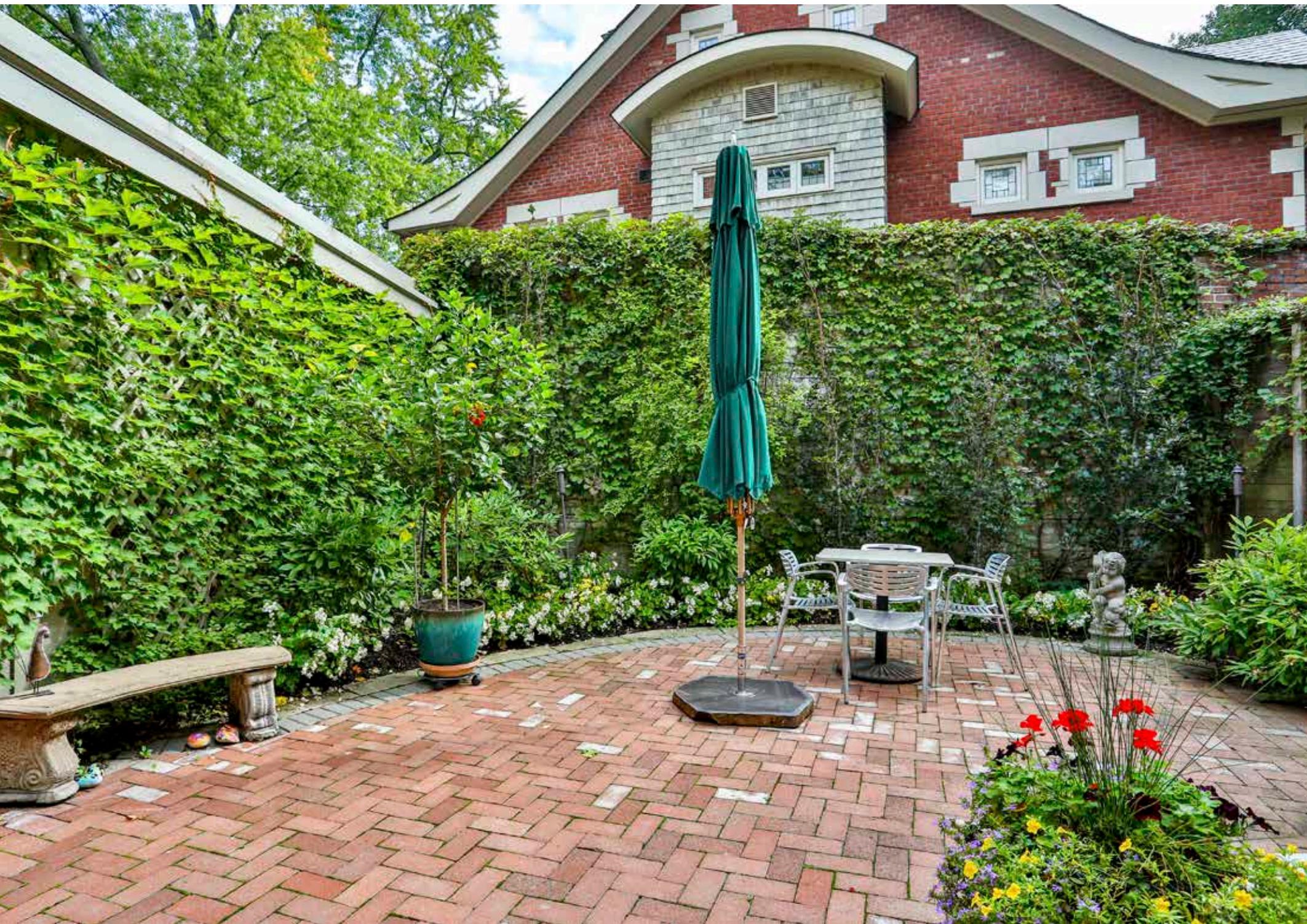














Details

LOT SIZE

Irregular - 125.39 ft x 91 ft
Refer to MPAC

TAXES

\$24,413.95

POSSESSION

Flexible

HEATING

Forced air gas (2 units)

COOLING

Central air conditioning (2 AC units)

DRIVEWAY

Private driveway with detached 1.5 car garage and parking for 3 cars, including boulevard

Features

- Quintessential Rosedale residence established in 1911 by architect James Patrick Hynes
- Beautifully situated on Chestnut Park, one of Toronto's most revered addresses, just a few minutes' walk to Yonge Street and the boutiques and restaurants of Summerhill
- Majestic curb appeal with beautiful perennial gardens, interlocking brick sidewalks and historic street lamps lining the property
- Dominant street presence on the winding corner of Chestnut Park and Thornwood Road, spans 3-stories and 125 feet of lot frontage
- Offers 4460 square feet of elegant living space above grade, with an additional 1690 square feet in the lower level
- Extensively renovated with gorgeous design details and high end finishes, the interior is an elegant blend of timeless character with contemporary styling
- Incredible 10 foot ceilings throughout the main and second levels with an abundance of natural light
- Premium carpeting throughout the main and third floors, with highest quality sisal floors on the second level
- Custom front door with copper detailing, keyless entry and security mail box
- Sense of arrival upon entering the home; a stately vestibule with granite floors, built-in granite console, high baseboards and crown moulding which opens through double French doors to a wonderfully sized reception
- Gracious principal rooms fan from the reception in a circular fashion with endless space for entertaining
- The formal living room is west-facing, allowing gorgeous afternoon light and features a marble-surround wood burning fireplace, spot lighting for art, wainscotting, beamed ceiling and double bay windows overlooking Chestnut Park
- From there, the living room flows through to the incredible formal dining area with panelled walls, intricate crown moulding, a marble wood-burning fireplace with custom art-lighting over the mantel and a built-in bar
- The formal dining room then flows through to the custom Downsview Kitchen chef's kitchen featuring high-end appliances, quality stone countertop and backsplash with undercabinet lighting, and a custom-painted pocket door to the dining
- Galley-style, the kitchen features a large eat-in breakfast area with wall-mounted Bose speakers, stand-alone pantry, intercom system and a walk-out to a private, covered back patio with ivy courtyard views
- The kitchen also conveniently exits to a side hall and side door entrance to the rear garden, detached garage and expansive lower level mudroom
- The spacious main floor family room is a cozy retreat, with a third wood-burning gas fireplace, custom built-ins and custom dimmable art lighting over the mantel; custom California shutters, are throughout the main floor living and dining rooms
- Grand staircase to the second level with high quality sisal flooring that continues throughout the second level as well as the rear staircase to the third floor
- A trio of stained glass windows grace the landing, with a gorgeous brass light fixture that extends the entire length of the second level hall
- Sumptuous west-facing master retreat with 10 foot ceilings, gorgeous afternoon light and huge bay window with California shutters
- Master features a 6-piece marble ensuite bath, with walk-in shower, separate soaker tub, double marble vanities, heated marble floors, linen closet and sizeable closet space, with his and her dressing rooms, and an additional large closet
- The second bedroom is a corner bedroom with tremendous light from 5 windows; a set of bay windows plus two large additional windows with California shutters
- Second bedroom also features a large closet with automatic lighting and a 3-piece marble ensuite bath with electric in-floor heating
- The third bedroom is generously proportioned, with a built-in dresser and recessed potlights for vanity, a double closet with automatic lighting, beautiful high baseboards and crown moulding and a 4-piece marble ensuite bath
- On the third level, there is a gorgeous oversized fourth bedroom/family room/office with dormer windows, an automatic, retractable projector screen, a wet-bar and a separate full-sized four-piece bath with cedar closet
- Laundry is currently housed on the third floor, with space for additional laundry on lower level
- Fantastic lower level retreat with amenities including a climate-controlled wine cellar, six-person sauna and spa area, and expansive recreation room currently established as the home gym
- Comfort systems include 2 high efficiency furnaces and 2 air conditioning units; Lutron lighting, complete home security system
- Professionally landscaped perennial gardens with exterior lighting and irrigation
- Private, interlocking brick driveway with parking for 2 cars
- Detached garage with parking for 1.5 cars
- Excellent in-district schools including Rosedale PS, OLPH & within walking distance to Branksome Hall
- Conveniently accessible to the Toronto Lawn, Rosedale Subway Station, Summerhill boutiques and awe-inspiring ravine trails

IMPROVEMENTS

- Extensively renovated with custom Downsview Kitchen, premium hardwood floors, marble fireplaces and baths, electric in-floor heating, Lutron dimmable lighting, custom art lighting, custom millwork throughout, new custom Bauhaus front door and extensive landscaping with irrigation

- Slate roof inspected and upgraded (Spring 2020)
- Extensive interior and exterior painting and maintenance (2020)
- Custom Bauhaus mahogany and copper front door with keyless entry

INCLUSIONS

- All Existing Kitchen Appliances: Subzero Fridge, Thermador 4-burner gas range plus grill, Thermador venthood, Thermador double wall ovens and warming drawer, Asko dishwasher (2017) and 3rd floor stainless beverage fridge
- Wall-mounted Bose speakers in kitchen, deck and lower level spa
- NuTone intercom system
- All window coverings, blinds and California shutters
- Projector with automated screen, Pioneer receiver, DVD player and Sony Hi-Fi Stereo on third level
- Both Samsung TVs and video and DVD players
- All electric light fixtures, except where excluded
- All custom art lighting
- Maytag Washer & Dryer (2019)
- Bean central vacuum system
- Lutron dimmable lighting
- 6-person sauna
- Home Security system with interior motion detectors, smoke, carbon monoxide and glass break
- RainBird Irrigation system
- Garage door opener and remote
- BreezeAir wine cooling system in wine room

EXCLUSIONS

- Light fixtures in Vestibule, Foyer, Dining Room and Master Bedroom
- Two large urns in west garden
- Cast iron urns at front of house
- Vault door on wine cellar (negotiable)
- Blue pantry cabinets in breakfast area (negotiable)
- Sonos speakers and components
- All art

RENTAL ITEMS

- Tankless, on-demand hot water



HEAPS ESTRIN

REAL ESTATE TEAM

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

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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