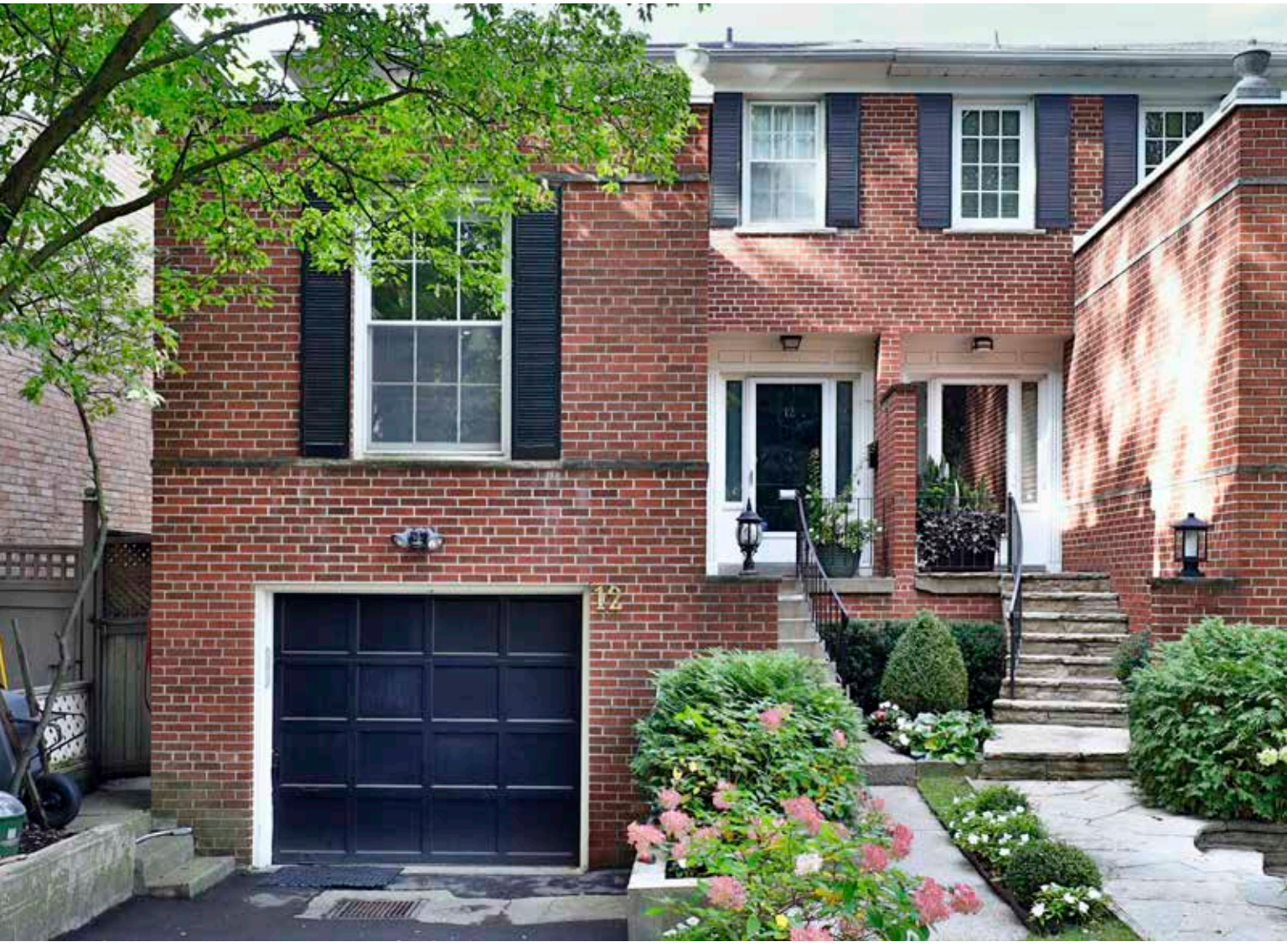
HEAPS ESTRIN

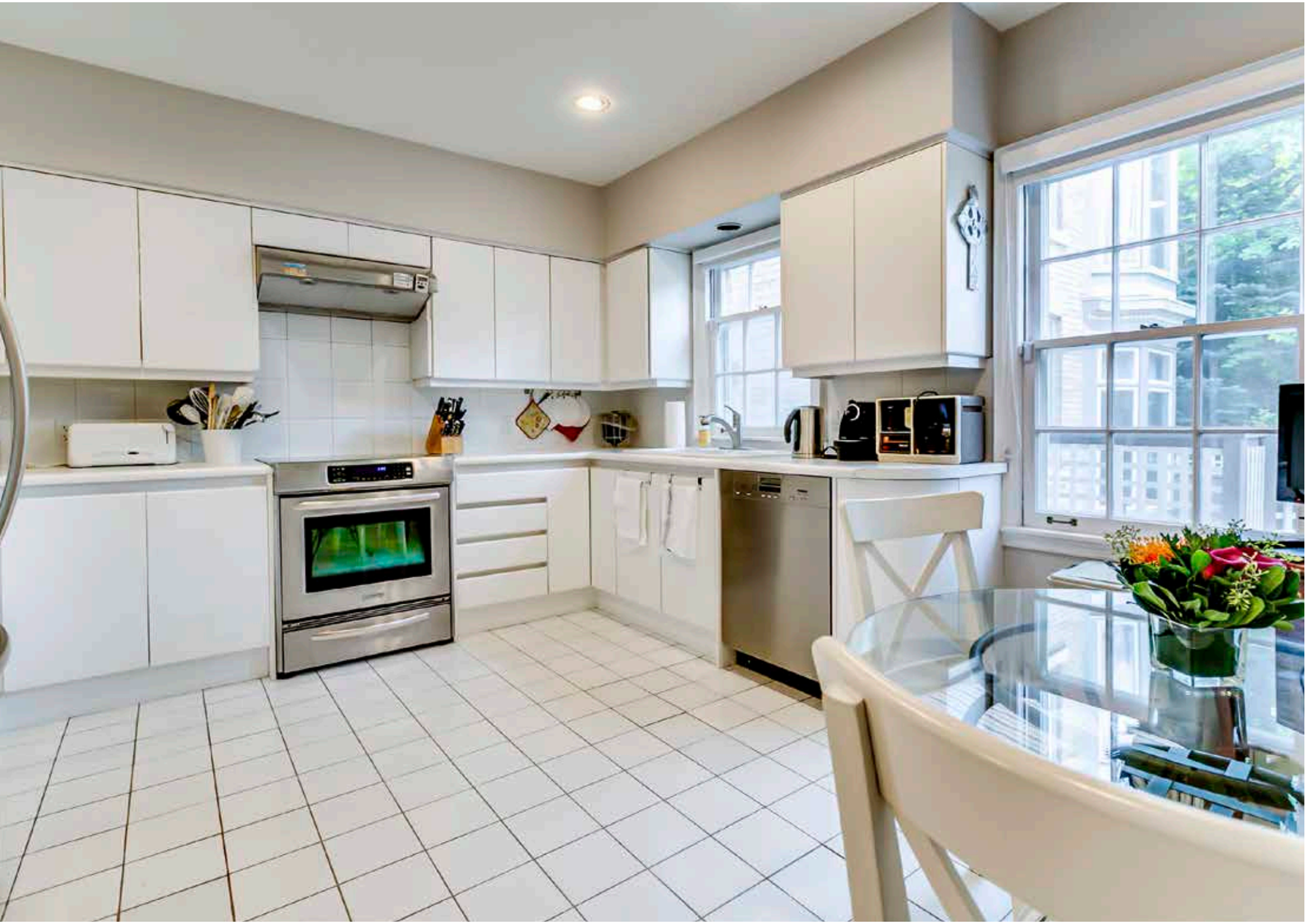
REAL ESTATE TEAM

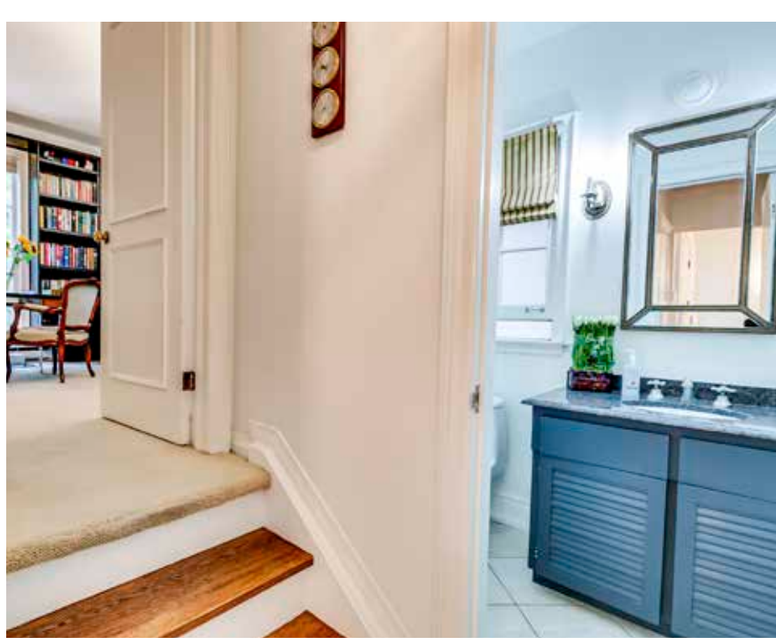


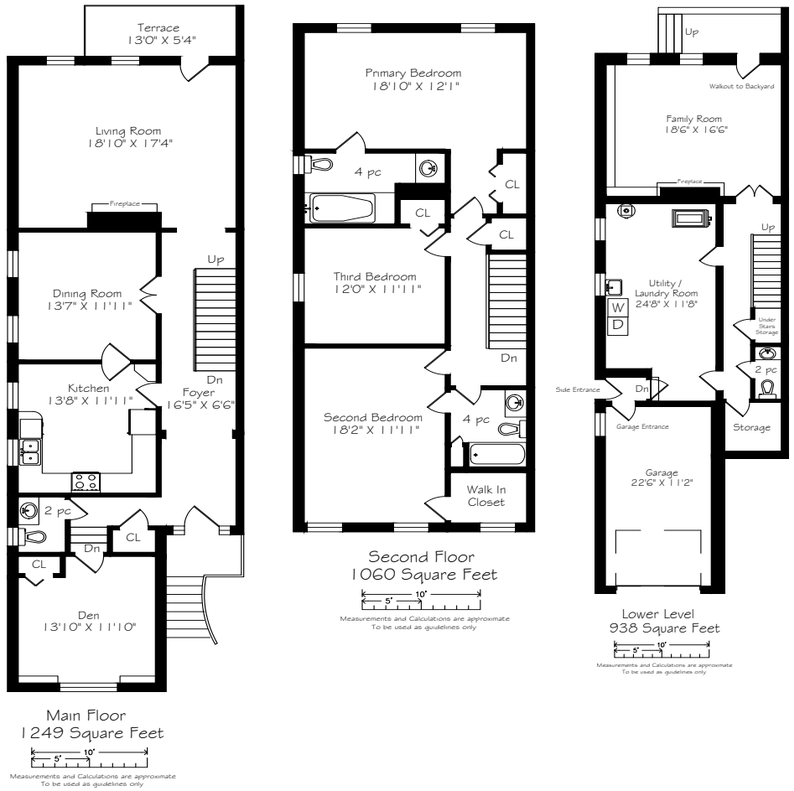
12 Dunbar Road

12 Dunbar Road

A unique offering on a coveted and quiet south Rosedale street. A lovely deep lot with an integrated garage and private driveway with parking for up to 4 cars. Over 3200 square feet across three floors with light pouring in from south, east and west exposures. Mature trees guard the lot, offering an abundance of privacy. A fabulous main floor with a large den, powder room, kitchen, dining room and living room with a fireplace and walkout to a lovely terrace. There are three bedrooms on the second floor, including a primary bedroom with ensuite, second bedroom with semi-ensuite and a large third bedroom with a deep closet. Elegant lower level with walkout to pool and beautiful gardens. Fabulous location! Minutes walking to Branksome Hall and Rosedale Junior Public School. Close to Mooredale House, shops and restaurants of Yorkville, Bloor and Yonge Street. Minutes to downtown, bike and ravine trails.







Details

LOT SIZE
23 feet x 208 feet

TAXES
$13,691.24 (2020)

POSSESSION
To Be Arranged

HEATING
Forced air gas

COOLING
Central Air Conditioning

DRIVEWAY
Private Driveway with Built-in garage and parking for up to four cars

Features

- 23 foot x 208 foot west facing lot
- Ultra private south west and east exposures
- Integrated garage with direct access to the home
- Private driveway with parking for up to four cars
- Beautiful gardens and landscaping in the front and backyard
- In-ground heated pool
- Large principal rooms on the main floor with main floor powder room
- Three spacious bedrooms on the second floor
- Primary bedroom with ensuite
- Second bedroom with walk in closet and semi ensuite
- Third bedroom with closet and lovely light
- Fantastic lower level family room with walkout to pool and gardens
- Lower level features an additional powder room, laundry, lots of storage and two additional walk outs to the garage and side of the home

INCLUSIONS
- KitchenAid stove and hood vent, microwave, washer/dryer, HVAC systems and related equipment, hot water heater (rented), ADT security system and equipment (new owner to assume monitoring contract), humidifier, pool heater, pump and related equipment

EXCLUSIONS
- Foyer chandelier, dining room chandelier, powder room mirror and sconces, living room sconces, master bathroom mirror and sconces, family room chandelier, Miele dishwasher

RENTAL ITEMS
- Hot Water Heater

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

&

Alison Giffin Ferris

SALES REPRESENTATIVE

416.999.6197
Alison@HeapsEstrin.com

HEAPSESTRIN.COM

Follow us to learn more about our exclusive listings, events and contests.

For Royal LePage Real Estate Services Heaps Estrin Team, Brokerage. All information and statements contained herein, provided by Royal LePage Real Estate Services Heaps Estrin Team, Brokerage regarding property for sale, rental or financing is from sources deemed reliable and assumed correct, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal without notice.

Royal LePage Real Estate Services Heaps Estrin Team, Brokerage Independently Owned and Operated