



HEAPS ESTRIN

REAL ESTATE TEAM



27 Dale Avenue



27 Dale Avenue

This one is truly special! Ensnconed in the beautiful South Rosedale neighbourhood, this exquisite property offers unmatched privacy and luxury, tucked behind beautifully manicured gardens shielded from the street. The feel is decidedly Californian on the interior, with warm finishes exuding refined style and sophistication, impeccably blending tasteful modern updates with the exterior's old-world charm and elegance. The pièce de résistance of this one-of-kind property is the resort-like backyard oasis boasting a spectacular oversized pool and beautiful surrounding perennial gardens, giving the feeling of tranquility and calm.

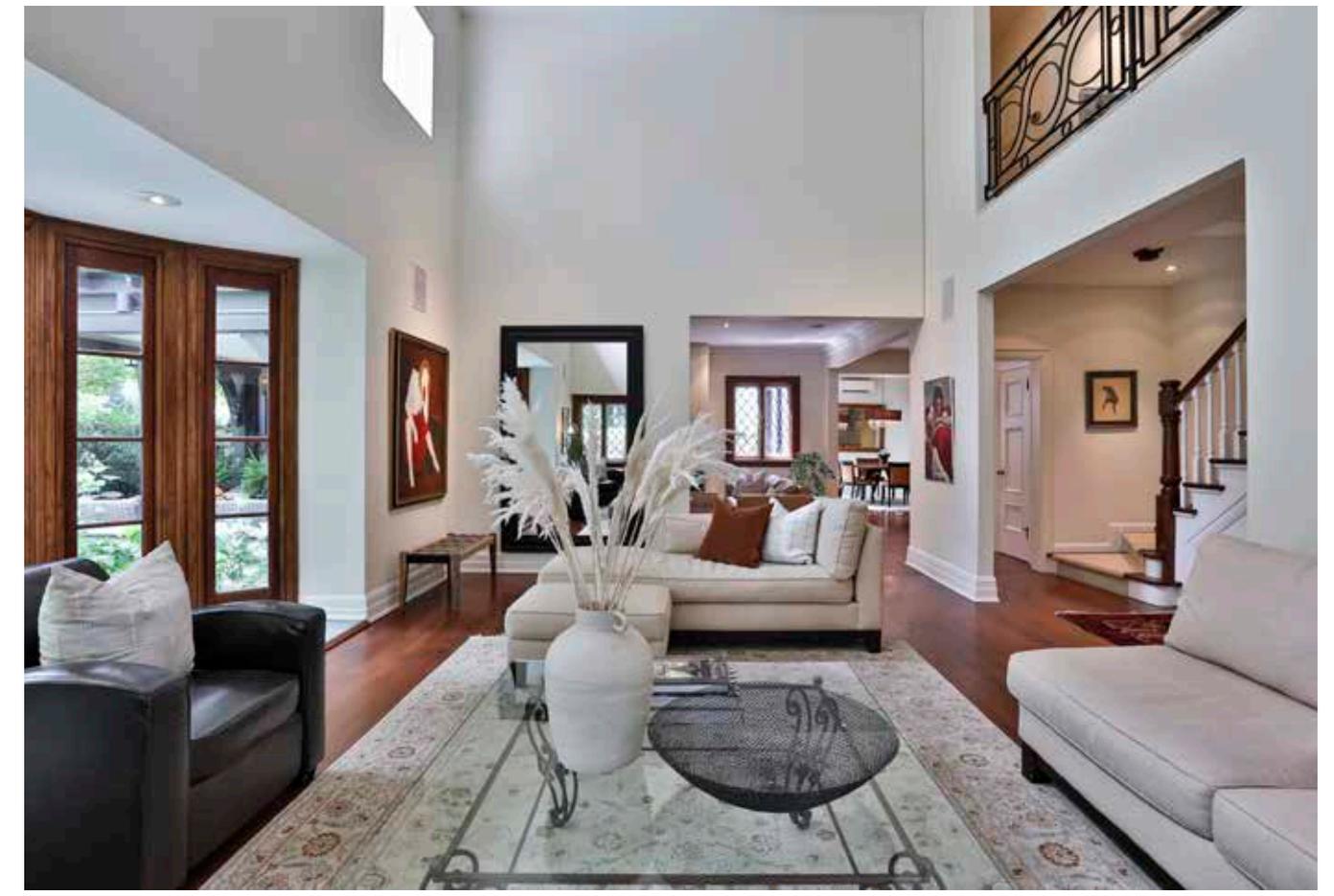
The home spans an impressive three storeys and offers over 4700 square feet of expansive, tastefully appointed living space. Upon entering this sun-drenched oasis, one is immediately drawn to the stunning formal living space featuring soaring seventeen-foot ceilings and beautiful double French doors offering breathtaking views of the lush rear gardens and pool. The open concept main level is perfect for relaxing with family or entertaining guests and offers a perfect backdrop for the avid art collector. The family room is complete with a modern gas burning fireplace and double French doors that lead to a picturesque covered terrace. The contemporary renovated chef's kitchen overlooks the family room and has a view to the private courtyard on the southwest side of the home. It also has a convenient rear entrance from the side door mudroom, which also leads to the lower level. The dining room setting is unexpected and joyful, featuring two more sets of double French doors, one to a private courtyard and the other connecting to the rear garden.

The second level landing features a spectacular oversized balcony overlooking the living room and beyond, a perfect platform for toasts and speeches while entertaining guests or hosting family events. The second level features the principal suite, a spacious library with a gas-burning fireplace and an additional third bedroom. The exquisite primary suite features a spa-like ensuite bathroom, multiple large closets and offers yet another opportunity to capture the beauty of the backyard through double French doors leading to a private balcony.

The third level offers exceptional additional living space, including three well-proportioned bedrooms, an updated four-piece bathroom and a fabulous additional eat-in-kitchen complete with appliances.

Complete with a private double width driveway and an integrated double car garage, 27 Dale Avenue is only a short drive from the downtown core, minutes to Yorkville and Bloor Street and in close proximity to top-rated private and public schools. It is also surrounded by some of the most spectacular historic homes in the city.

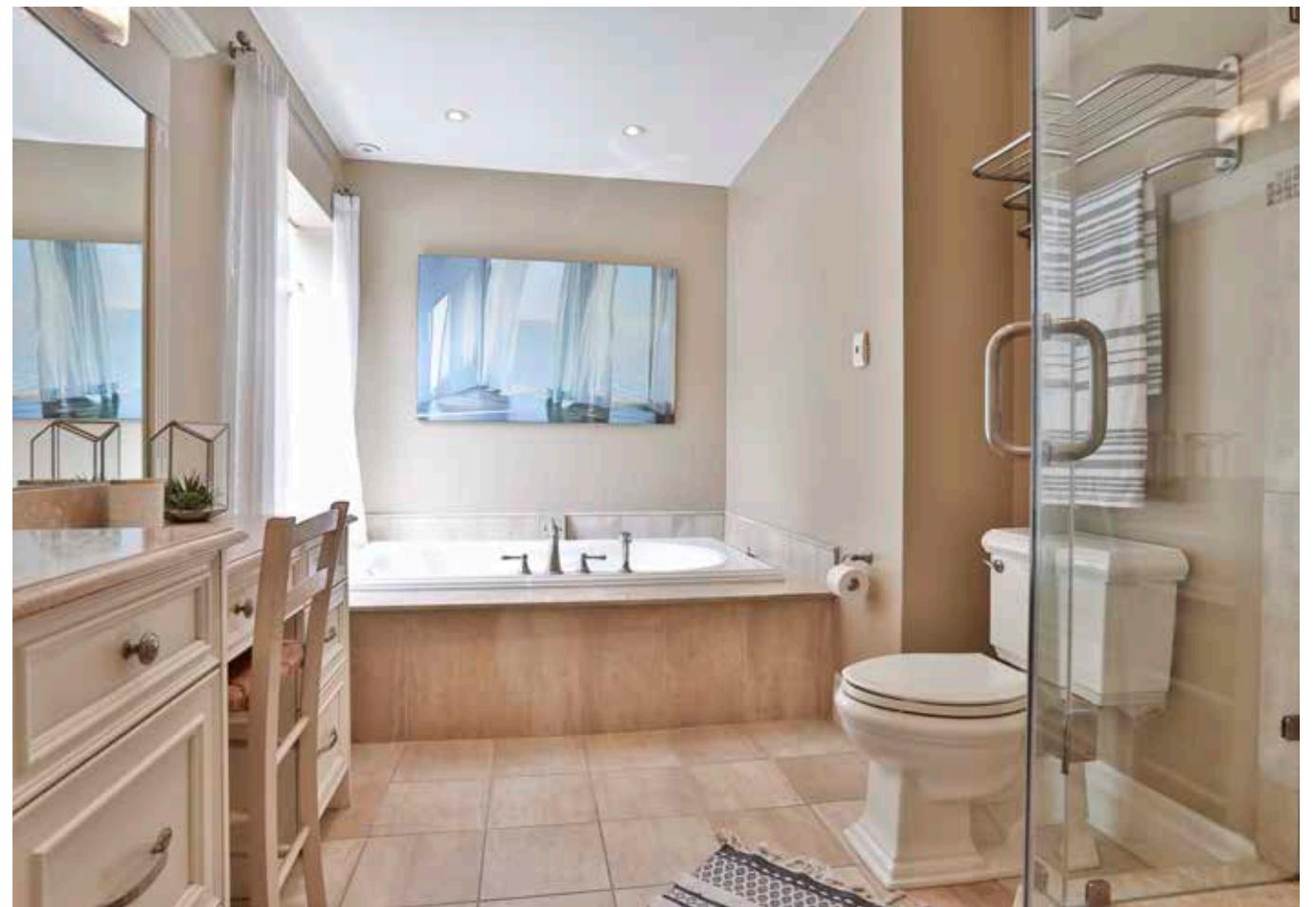
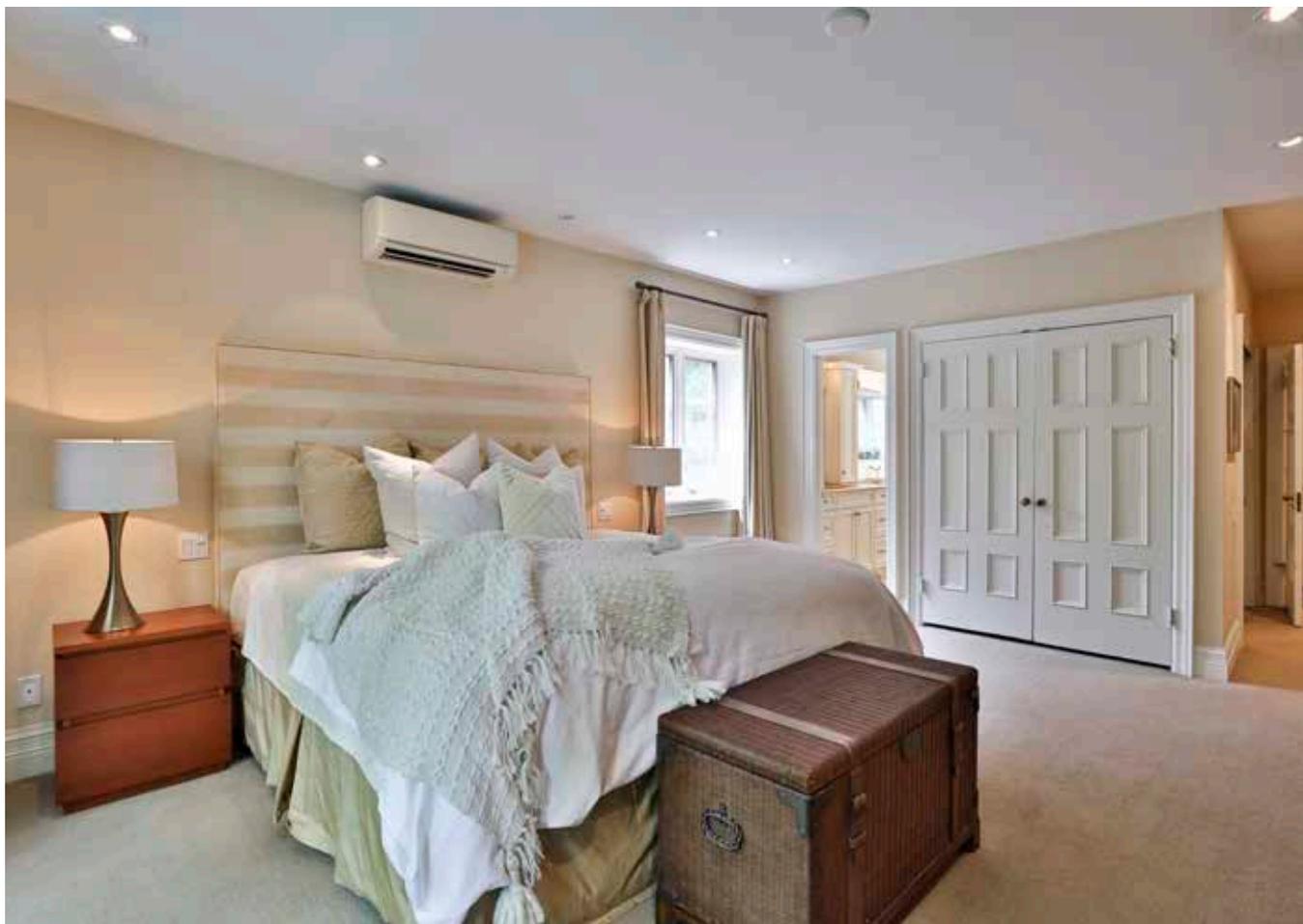
Experience the luxury of the resort-style abode while being ensconced in the winding streets, manicured lawns and landscaped gardens of Rosedale.

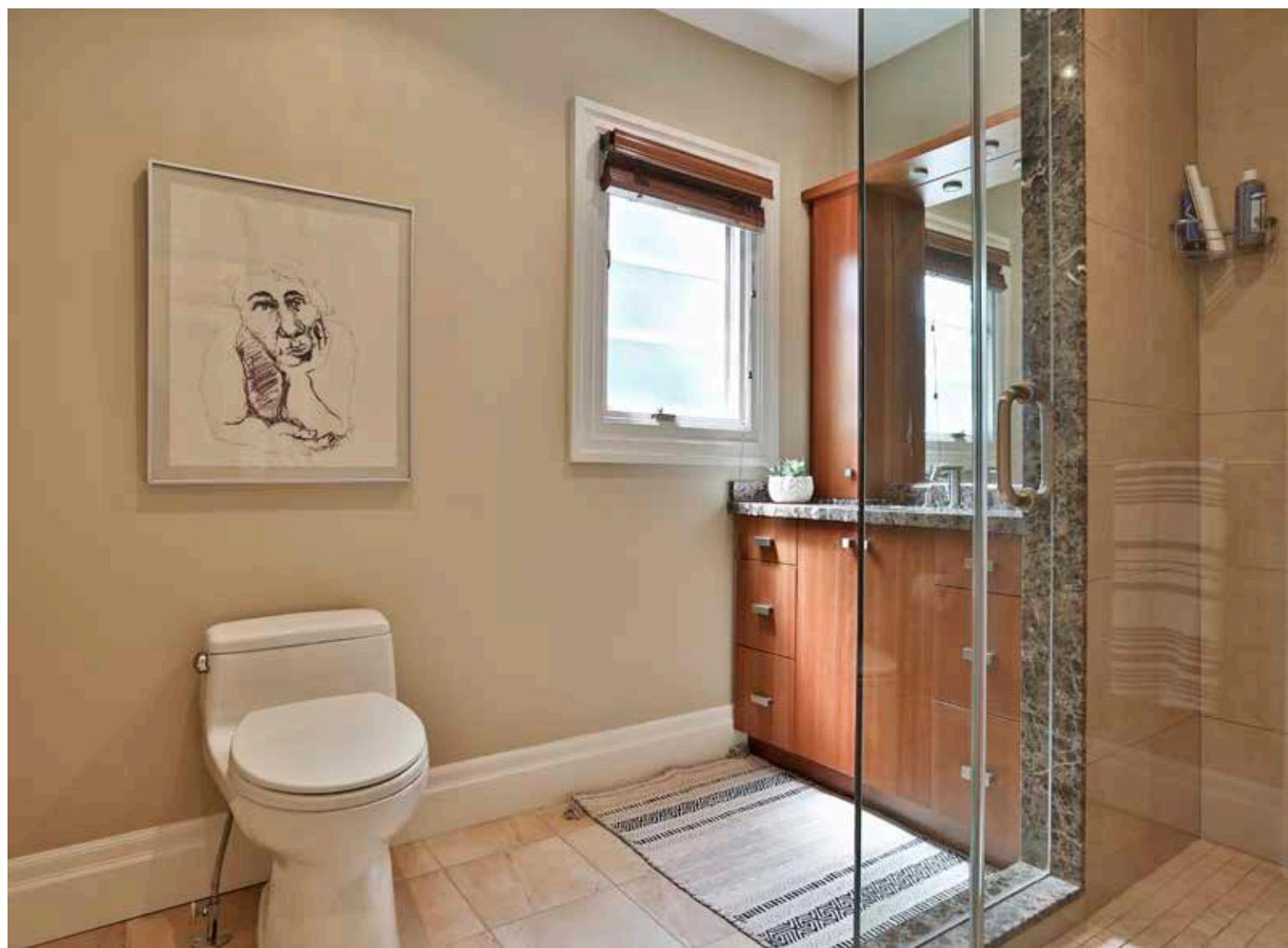
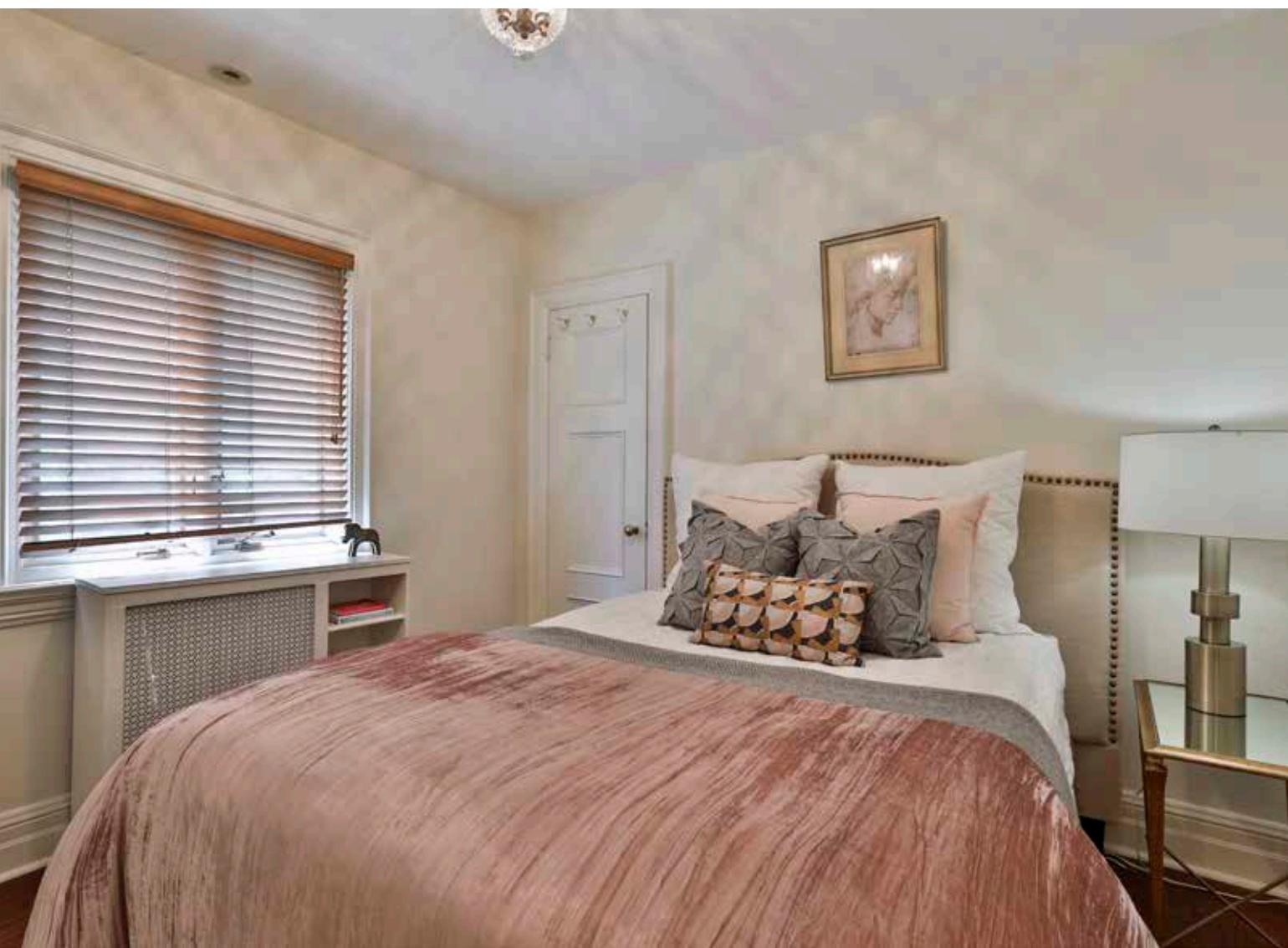




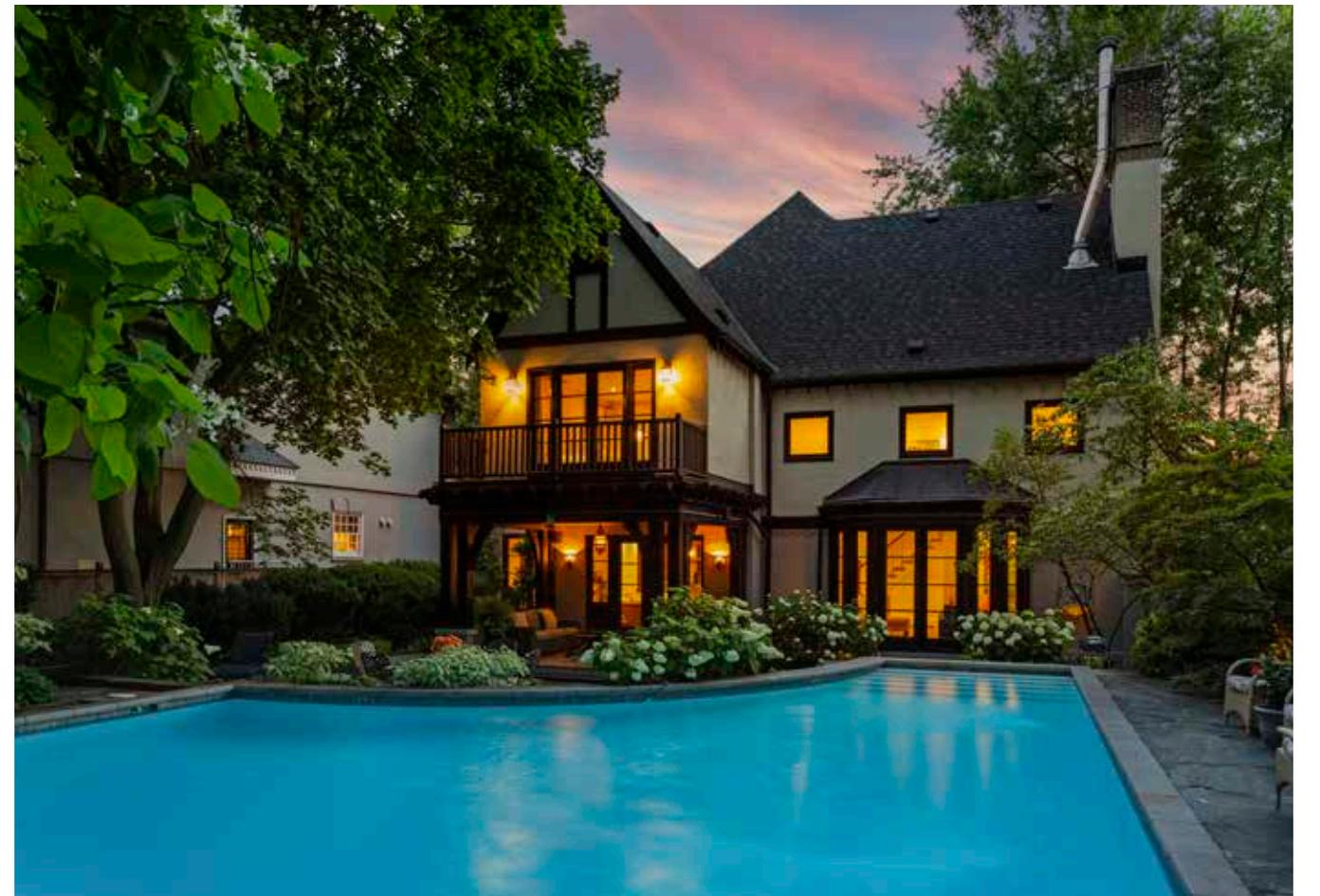














Details

LOT SIZE

120 feet x 65 feet

TAXES

\$22,955.76 (2021)

POSSESSION

Flexible

HEATING

- Hot water gas
- Supplementary baseboard heating on the third level (not used by Seller since ductless systems were installed)

COOLING

- Attic mounted central air-conditioning system
- Two air-cooled, 'ductless' heat pump systems

DRIVEWAY

Private double width driveway with double car garage

Features

- Exquisite South Rosedale residence established in 1928, a true heritage gem
- Beautifully situated in one of Toronto's most distinguished and desirable neighbourhoods
- Just a short stroll through historic tree-lined streets leading to first-rate shopping and some of Toronto's finest restaurants
- Unbelievably breathtaking resort-style private backyard oasis with an oversized inground pool and tranquil perennial gardens that bloom all white
- Offers 4700 square feet of beautifully appointed living space on three levels
- Extensively renovated with gorgeous design details and contemporary styling offering stately principal rooms, an open concept layout, hardwood flooring and built-in speakers throughout the main level
- Upon entering the residence, one is immediately drawn to the sun-drenched double width formal living room with a staggering 17.9' double height ceiling open to second level balcony
- Boasting a limestone surround gas-burning fireplace, expansive windows and custom double French door walk-out, the living room presents itself as a gateway leading to the poolside oasis just outside
- The living space flows effortlessly to the inviting and spacious family room featuring yet another gas-burning fireplace and another set of double French doors, this time leading to the spectacular covered garden terrace, perfect for entertaining, lounging or watching the sun glisten off the pool
- Renovated chef's kitchen opens to both the family room and formal dining space, both featuring enlarged openings for increased space and fluidity
- Tasteful upgrades include brick facade backsplash, built-in shelves, top-of-the-line appliances and an elegant combination of stone, wood and steel countertops offer a warm and sophisticated appeal
- Sun-filled formal dining room with two sets of French doors, one leading to the rear gardens and the other to the southwest courtyard
- The second level landing opens to below with custom wrought iron railings, offering a spectacular bird's eye view of the formal living space
- Well-appointed library on the second level features hardwood floors, a beautiful gas fireplace with a stone surround and built-in custom cabinetry. This space can easily serve as an additional bedroom
- An exquisite primary suite complete with a four-piece spa-style ensuite bathroom, two large closets and custom French doors opening onto a private balcony with views of the rear garden and pool
- The primary ensuite features a soaker tub with a marble surround, built-in custom shelves, a glass enclosed shower and radiant floor heating
- An additional bedroom can be found on the second level with an updated three-piece family bathroom with radiant in-floor heating
- Located on the third level are three additional well-proportioned bedrooms, an upgraded four-piece family bathroom as well as a complete eat-in kitchen
- The third bedroom is generous in size and features a gas burning fireplace and fabulous views of the streetscape
- The fourth bedroom with oversized walk-in closet offers a private entrance to the well-equipped eat-in kitchen
- The third level is complete with an additional fifth bedroom with a skylight as well as an updated four-piece family bathroom
- Beautifully renovated lower level laundry room with custom floor-to-ceiling cabinetry
- Lower level features multiple closets including a cedar closet and cold cellar as well as a convenient pet bath and convenient walk-out
- Side entrance with mini-mud room and service stairs leading to all levels offer convenience and privacy
- Escape from the hustle and bustle of the city in the private backyard oasis, simply breathtaking
- Extra-large inground pool, rebuilt in 2017, surrounded by gorgeous perennials and mature canopy
- Entertain on the covered outdoor terrace off the family room overlooking the pool and surrounding gardens
- private double width driveway and integrated double car garage
- Only a short drive from the downtown core
- Minutes from the many amenities of Yorkville and Bloor Street
- In close proximity to some of the best public greenspaces and surrounded by some of the top public and private schools that the city has to offer

IMPROVEMENTS

- Renovations in 2019 including:
 - Repainted inground pool to enhance its beauty and longevity and replaced pool pump
 - Custom closet system added to lower level as well as the garage
 - New garage door opener
 - Rebuilt private balcony off the primary bedroom
- Renovations in 2017 including:
 - Exterior maintenance by North on Sixty to remove all the vines from the house, repair and repaint as needed to enhance curb appeal
 - New garden design created and implemented in the south west corner by Don Crawford Landscape
 - Pool and filter/heating system completely rebuilt by Gem Pools
 - Interior improvements including air handlers on all three levels to ensure consistent air flow as well as new boiler and water heater
- Renovations in 2014 including:
 - Remodelled gourmet kitchen
 - Expansion of the opening leading to the dining room and family room areas
 - Third level renovations including an updated bathroom and cosmetic improvements
 - Brand new direct vent gas fireplace designed and installed in the family room by Fireplace Concepts
- Extensive renovations undertaken in 2007 by renowned builder Yuill Built / North on Sixty including:
 - New kitchen which was again renovated in 2014
 - Gleaming hardwood flooring on the main level including the dining room, family room and kitchen
 - Relocation of main level powder room
 - Modernized fireplaces in the living room, second level library and third level bedroom from wood burning to gas by Fireplace Concepts
 - Opening from the second level landing was widened and embellished with custom wrought iron railings allowing a fabulous bird's eye view of the formal living room and lush gardens beyond

- Door and window systems on the main level and primary bedroom upgraded to Loewen Windows and Doors, known for their quality and durability
- Renovated second level bathroom and primary bedroom ensuite bathroom
- Roof shingles replaced regularly as needed over the years

INCLUSIONS

- All existing appliances including: Liebherr refrigerator, Wolf 4-burner cooktop, Falmec range hood, Miele double wall oven, Bosch dishwasher, Whirlpool washer and dryer
- All existing appliances in the third level kitchen including: Kenmore refrigerator, Frigidaire range and Kenmore dishwasher
- All electric light fixtures (except where excluded)
- All window coverings
- Irrigation system
- Inground pool and equipment (except where excluded)
- Central air conditioning and equipment, plus four additional wall-mounted Mitsubishi air conditioner/heat pumps (dining room, principal bedroom and two in third level bedrooms)
- All built-in speakers
- Wiring for exterior speakers
- Home security system (monitoring extra)
- Garage door opener and remote

EXCLUSIONS

- Brass sputnik ceiling light fixture in the fourth bedroom on the third floor
- French pulley ceiling light fixture in the kitchen
- Restoration Hardware ceiling light fixture in the family room
- Moroccan ceiling light fixture and two wall sconces on the terrace
- All wall-mounted art
- All wall-mounted televisions and wall-mounted speakers and soundbars
- All A/V equipment and Sonos equipment
- Polaris robot pool cleaner

RENTAL ITEMS

- None



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.



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