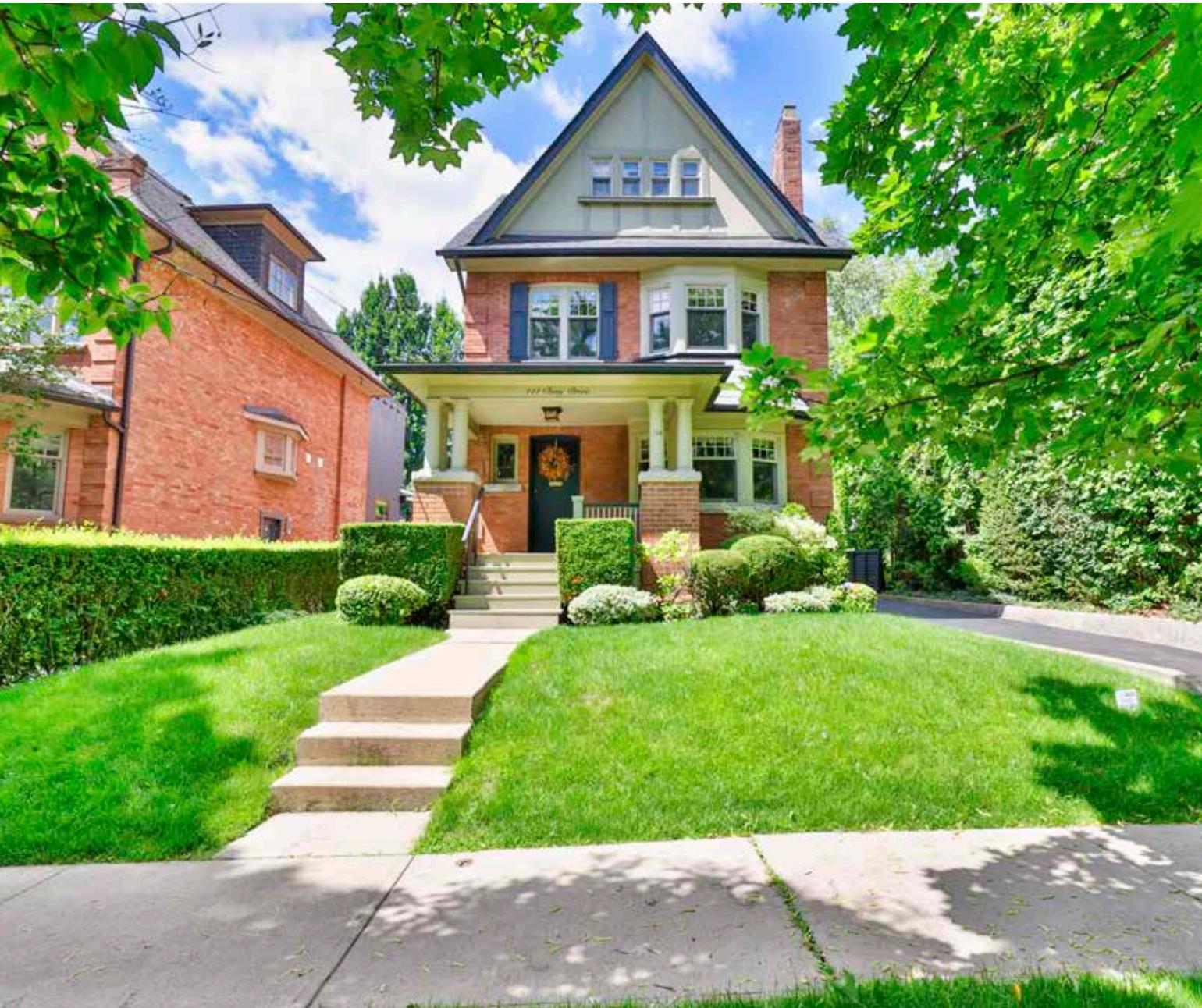




HEAPS ESTRIN

REAL ESTATE TEAM



114 Cluny Drive



114 Cluny Drive

Perfectly situated on one of South Rosedale's most coveted streets, this stately heritage home boasts a welcoming and exceptional curb appeal that exudes refined style and timeless sophistication. This picturesque property has been flawlessly maintained and balances elegant modern updates with traditional charm. The magnificent façade of this historic home has been impeccably preserved. The lush rear gardens offer a tranquil retreat with serene views of mature trees and beautiful landscaping from every room.

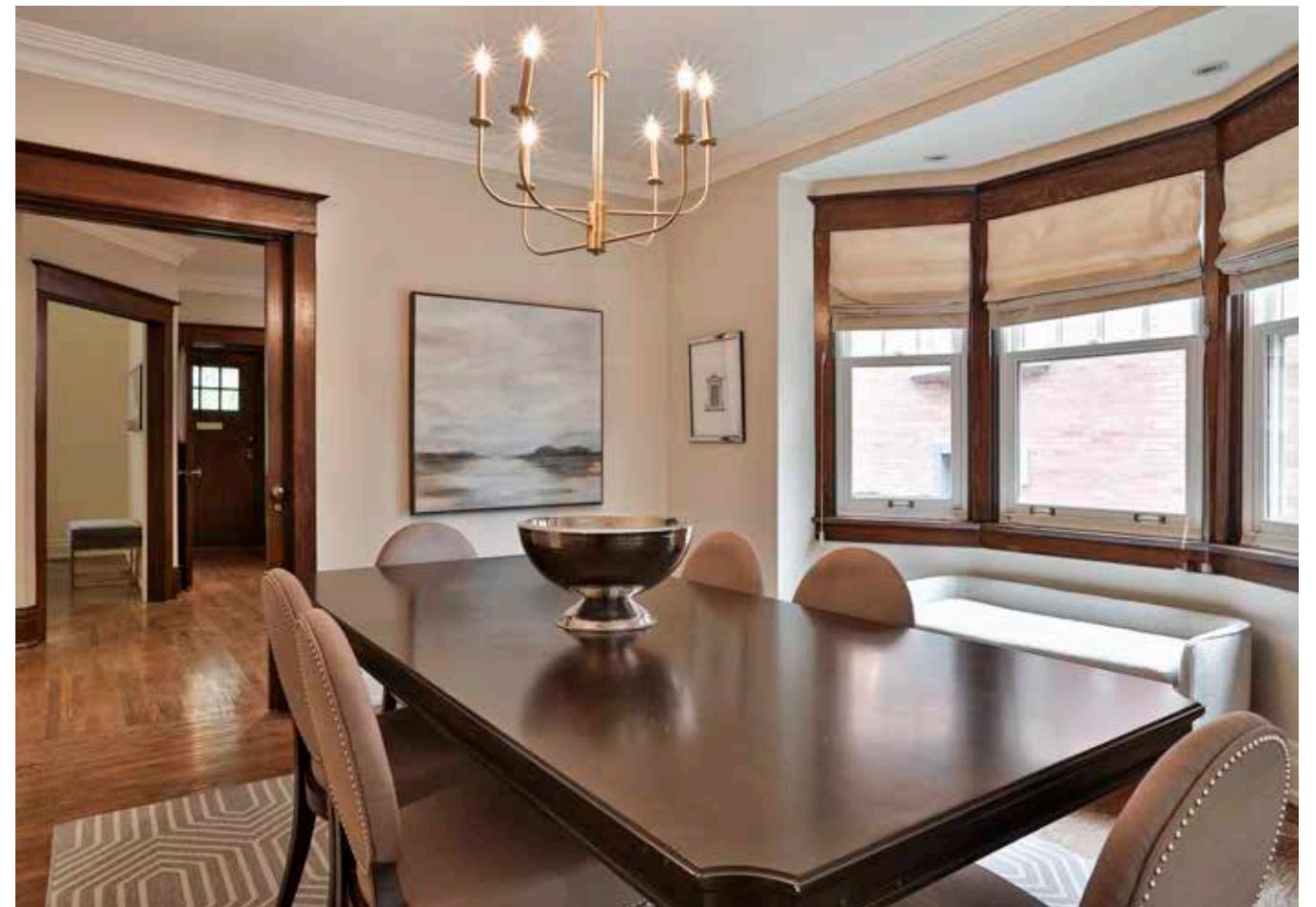
Upon entering this light-filled home, one is immediately struck by the spacious foyer with grand proportions and drawn to the warmth of the fireplace, the superb millwork, and the impeccably maintained period detailing.

The main level boasts a formal living room and a dining room perfect for entertaining or relaxing with family or friends. The sophisticated family room is complete with a beautiful gas fireplace and large windows overlooking the striking rear gardens. The eat-in Laurentine kitchen features stainless steel appliances, a breakfast area and a butler's door leading to the well-proportioned dining room.

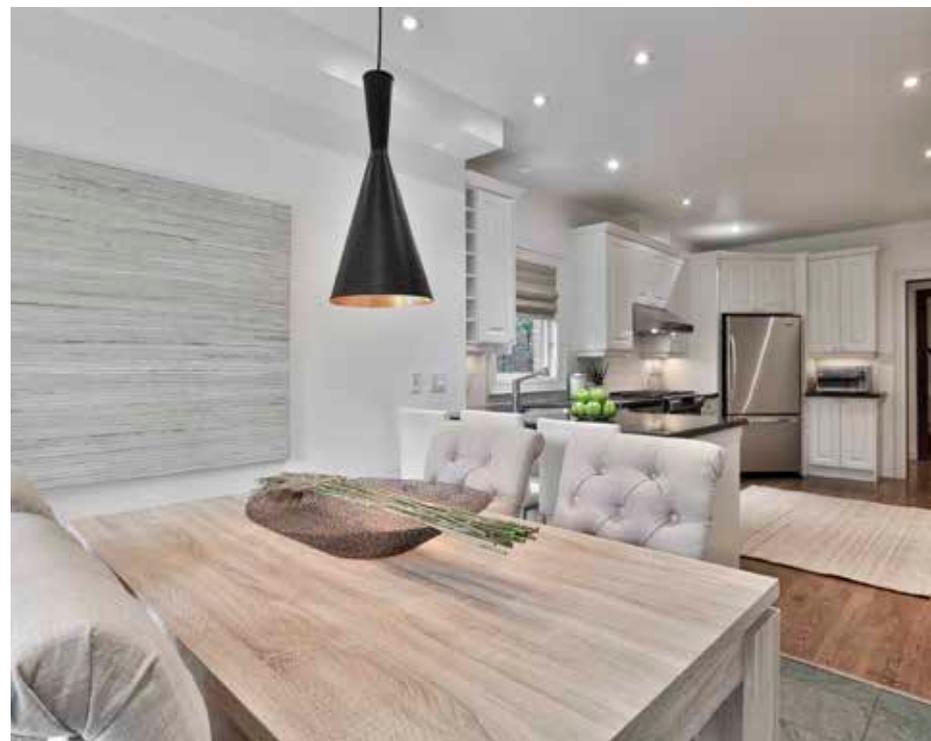
The second level features an exquisite primary suite complete with a spa-style ensuite bathroom and his and her walk-in closets. A study with a fireplace surrounded by built-in shelving, two bedrooms, an updated bathroom and a convenient laundry closet complete this level. The third level boasts two additional spacious bedrooms serviced by a four-piece bathroom.

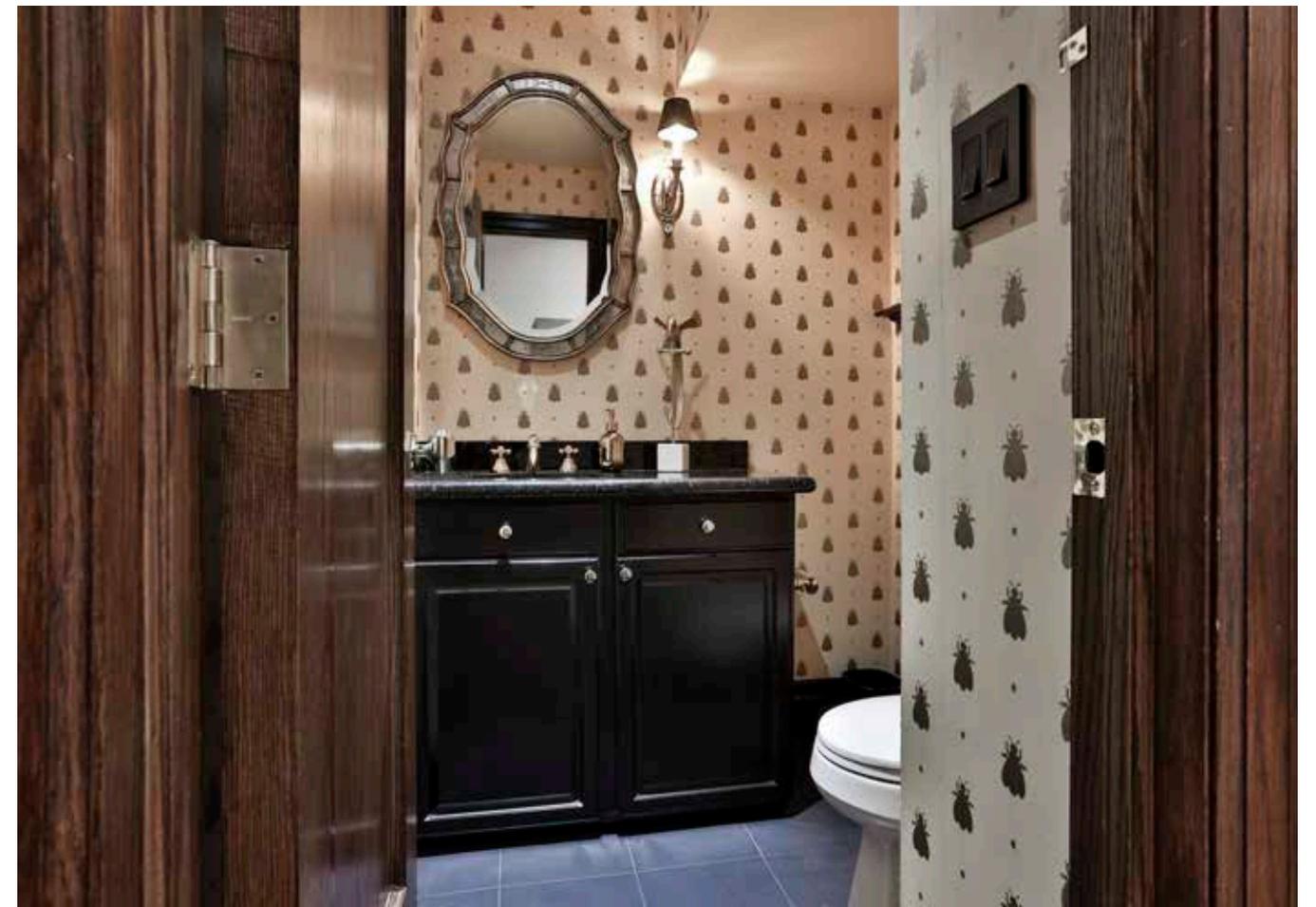
Escape to the private backyard oasis surrounded by lush gardens and mature trees. Relax on the Wiarton stone patio or under the awnings while enjoying a coffee or glass of wine. The private and spacious driveway provides parking for at least three cars, and a detached garage allows for additional parking.

114 Cluny Drive is situated in one of Toronto's most distinguished neighbourhoods and is only a short drive from the downtown core, a close proximity to some of the best public green spaces in the city and surrounded by some of the top-ranking public and private schools that the city has to offer. This stellar property provides a once-in-a-lifetime opportunity to own a picturesque Rosedale home surrounded by winding streets, meticulous gardens, and a tight-knit community.

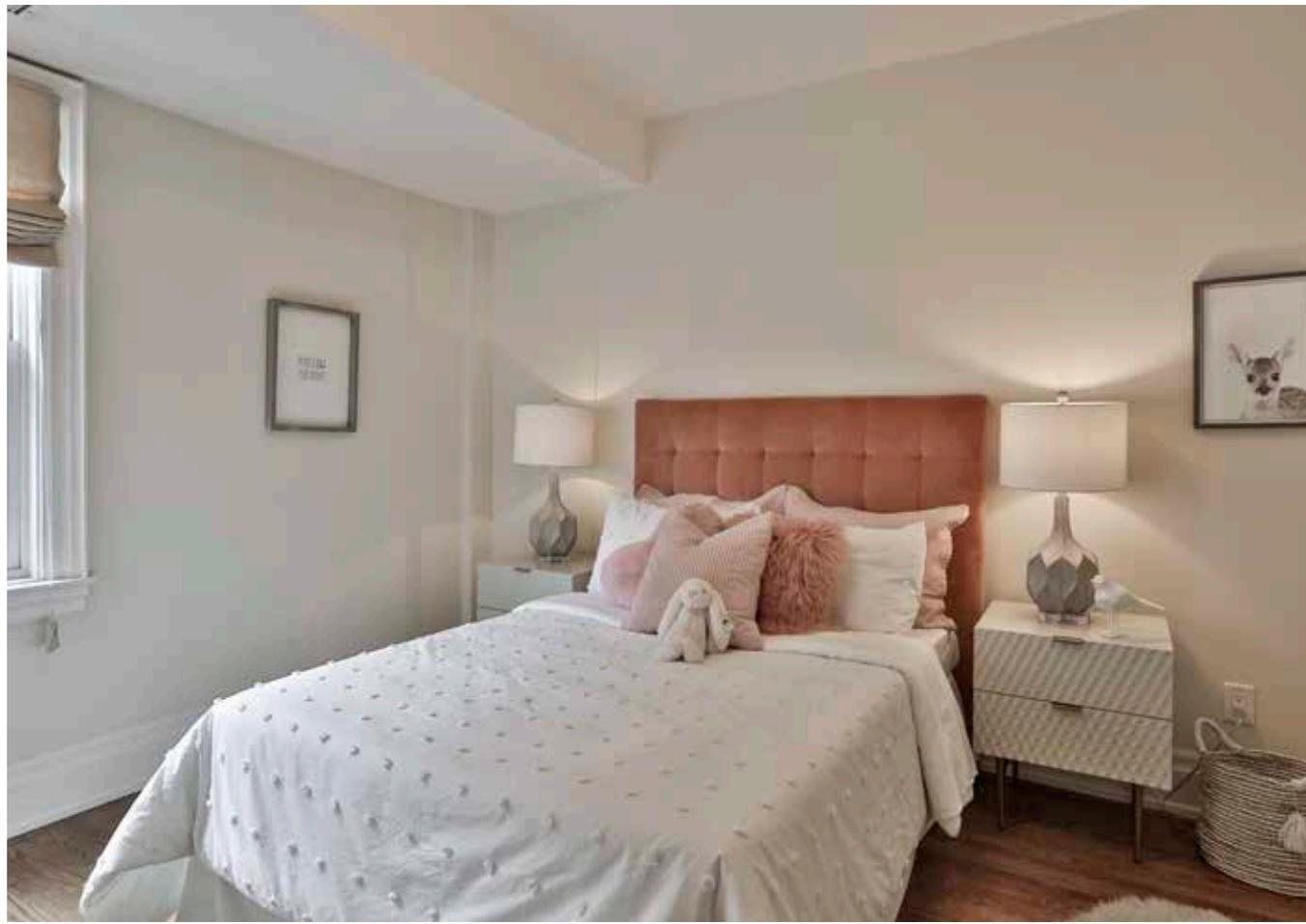


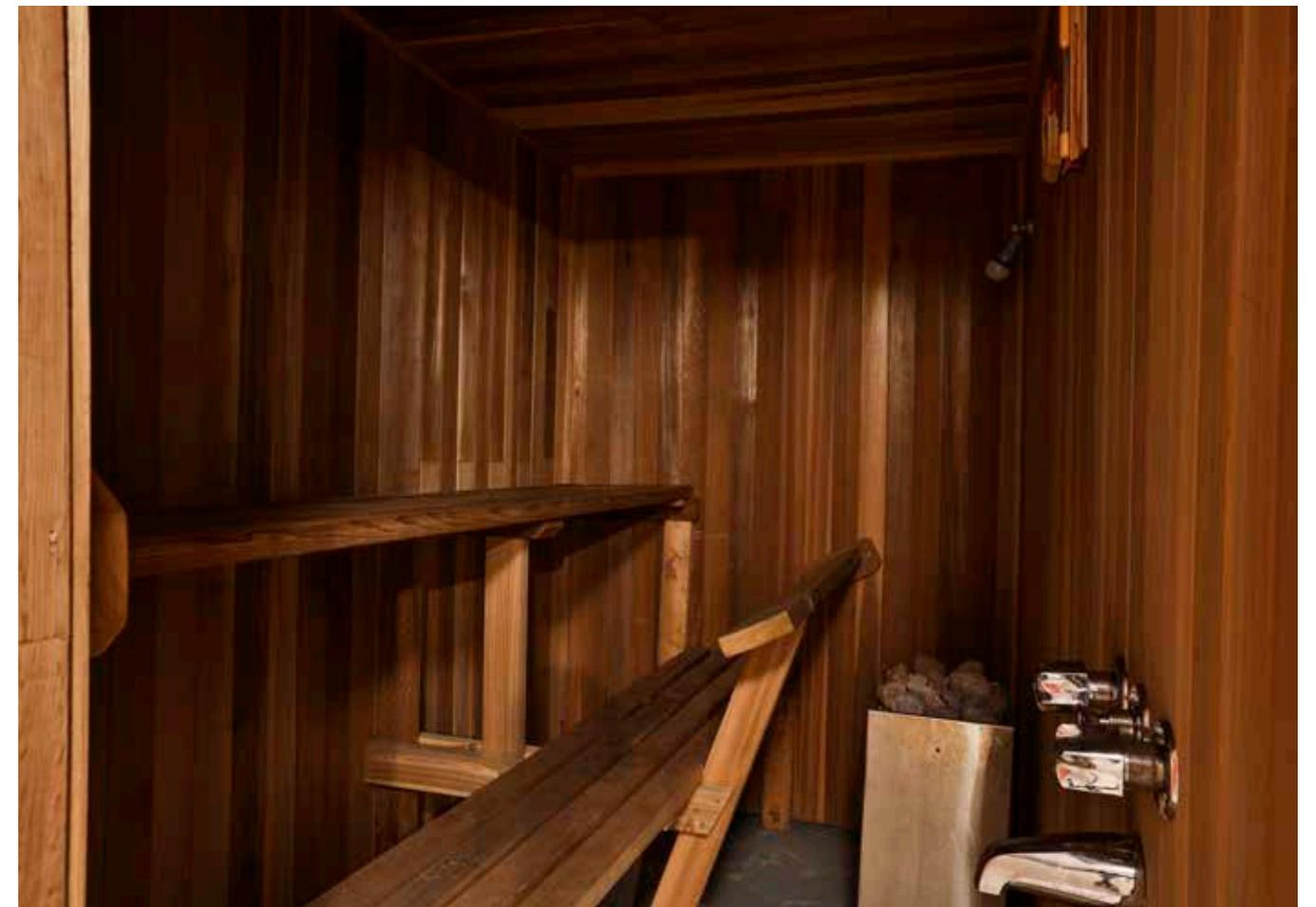
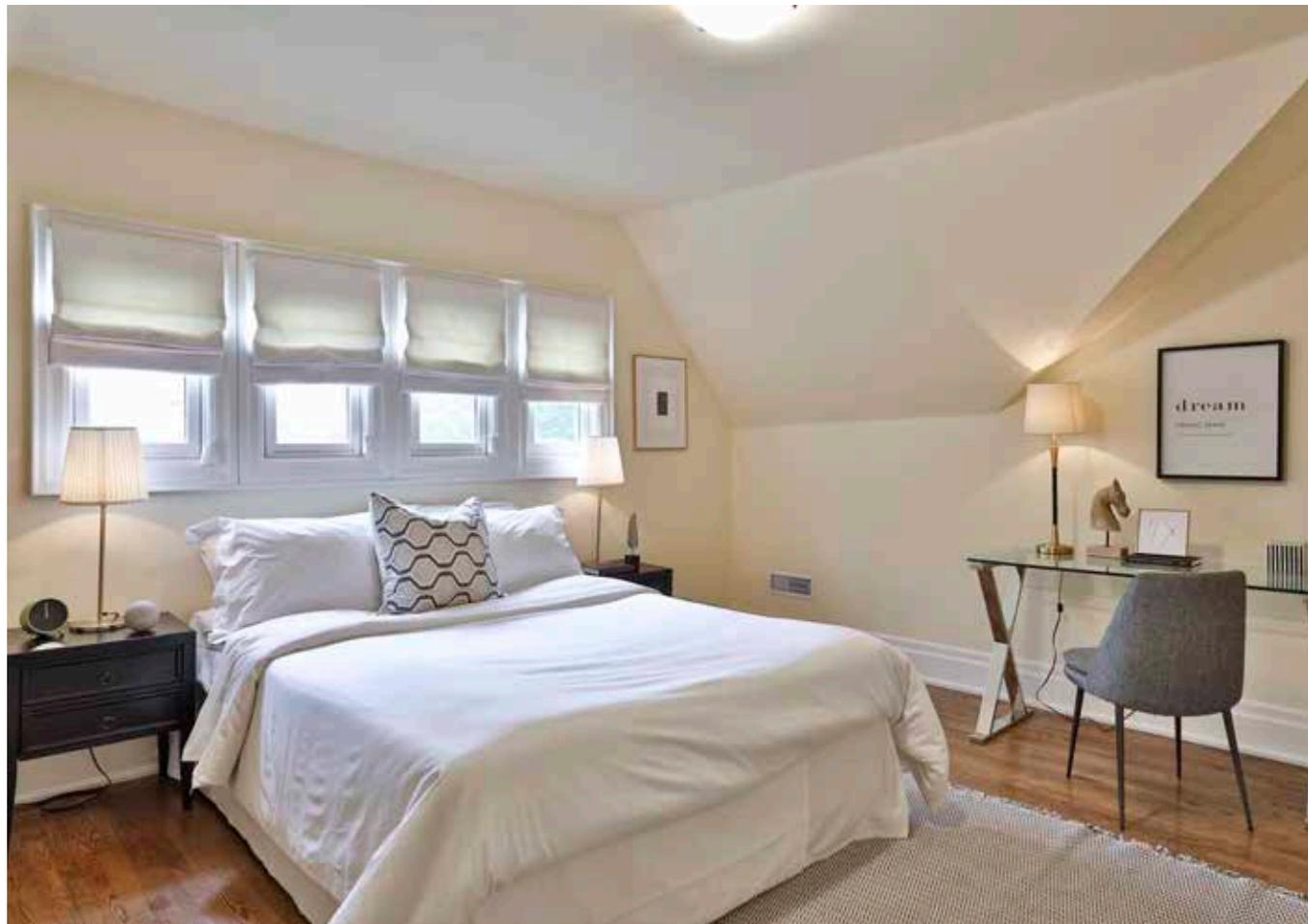
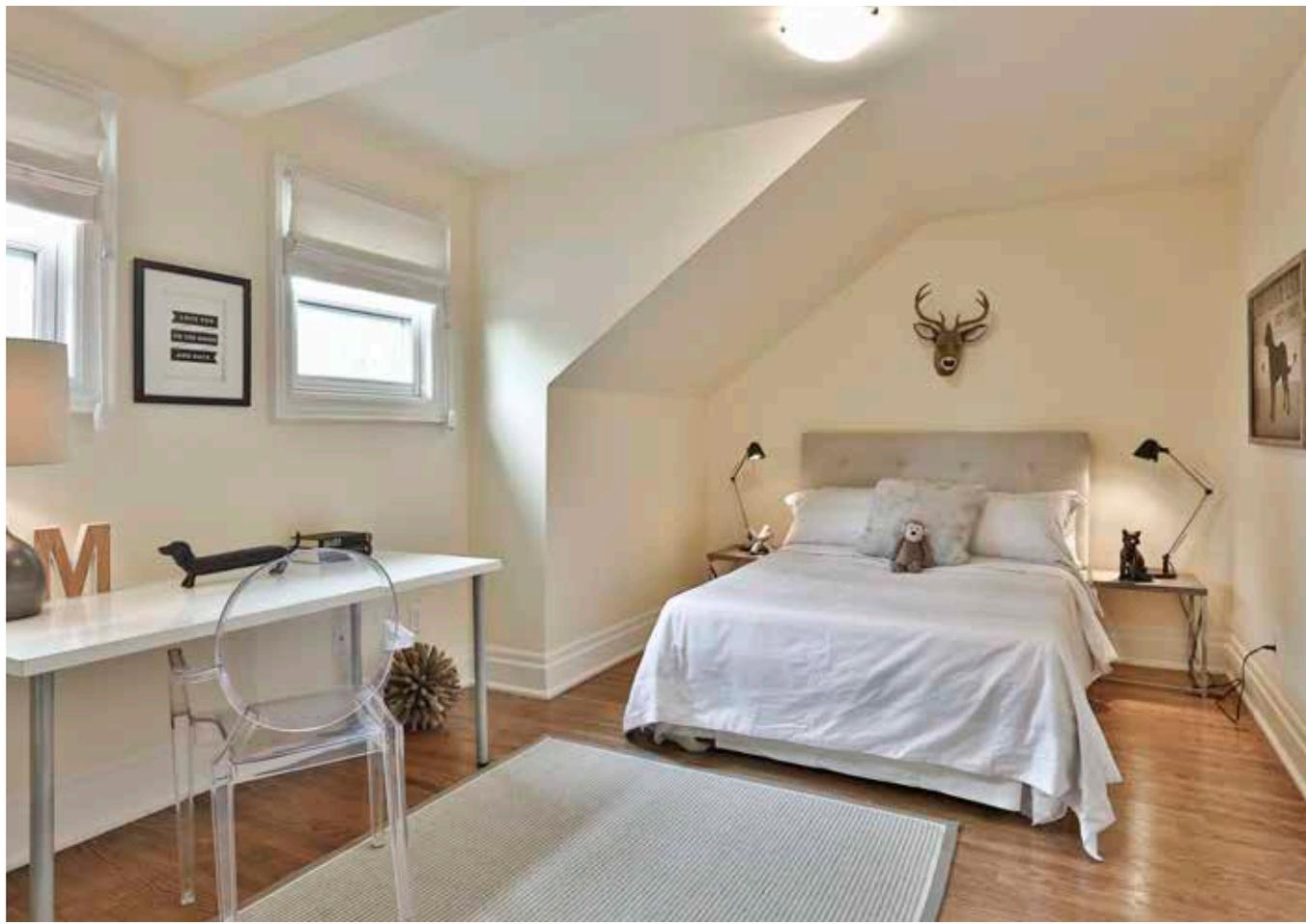


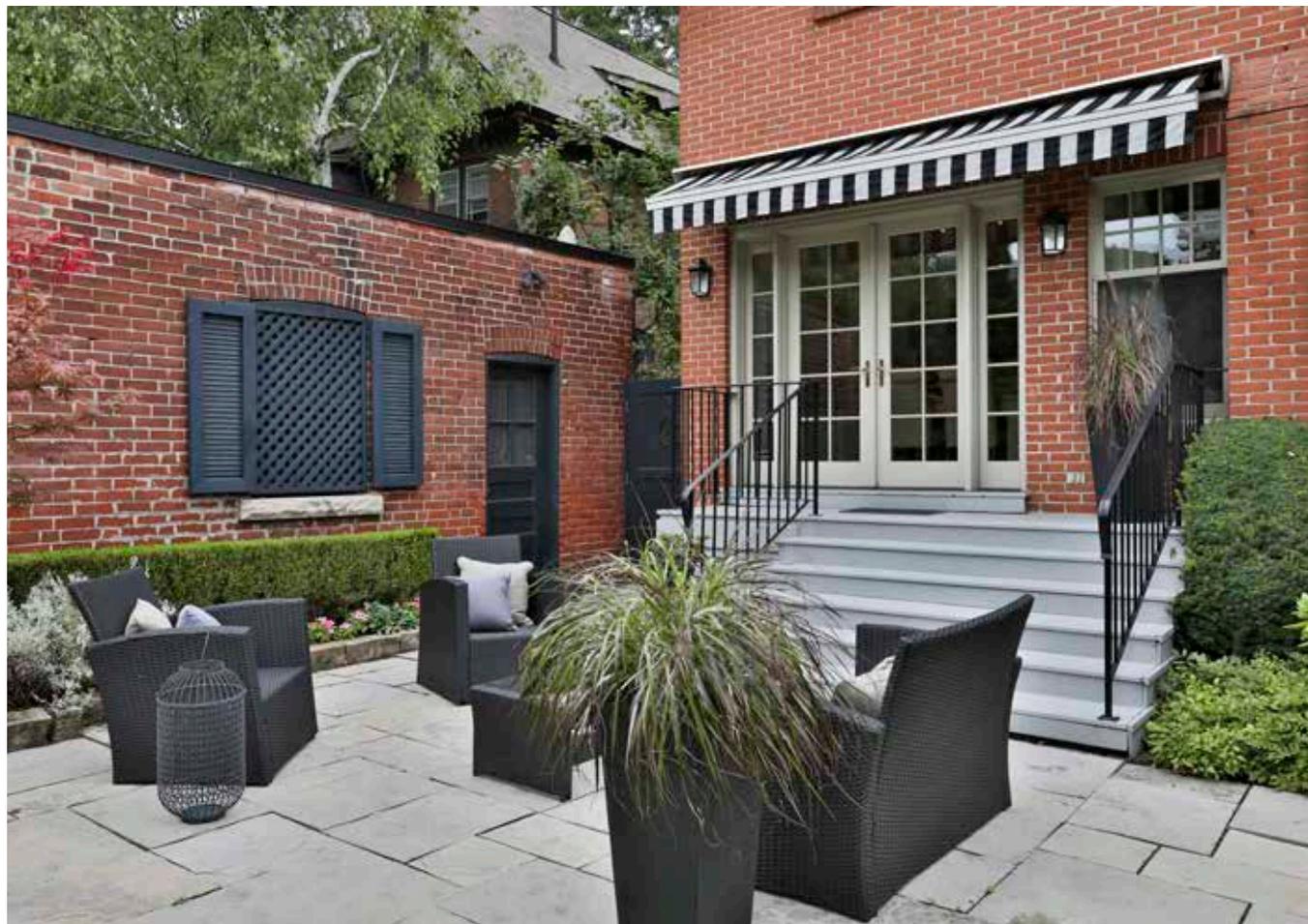


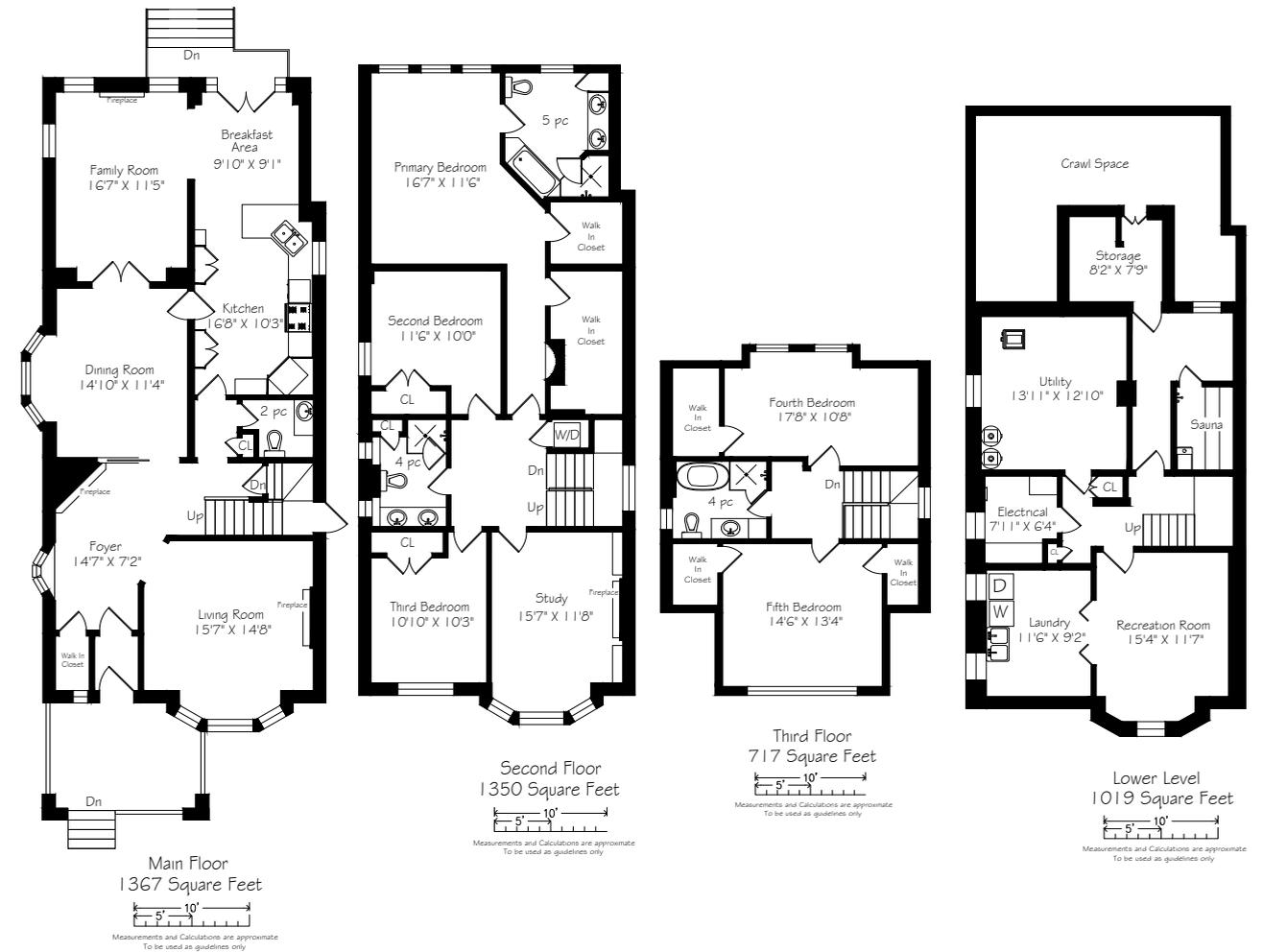












Details

LOT SIZE
45 Feet by 127.60 Feet

TAXES
\$15, 324.00/2021

POSSESSION
30-60 Days

HEATING
Forced Air Gas

COOLING
Central Air Conditioning

Features

- Beautifully situated on Cluny Drive, just minutes from Yonge Street and the amenities and restaurants of Summerhill
- Sophisticated curb appeal with beautiful gardens, mature trees and a welcoming entrance with a covered porch
- Views of greenery in every room of the home
- Oak hardwood flooring and Ridley windows throughout
- One is struck by the elegant foyer with a gas fireplace, a stained-glass Oriel window and a generous front closet
- The formal living room is slightly perched above the street and overlooks the front gardens, allowing for privacy and green vistas out the bay window
- A wood burning fireplace with a marble mantel offers a calming ambience to the main living area
- The formal dining room keeps to the traditional feel of the home with a solid oak pocket door, an original swinging door into the kitchen, a south facing bay window and beautiful hardwood floors
- Through the second set of double doors of the dining room one enters the spacious main floor family room complete with a gas fireplace ensconced with French windows overlooking the impeccably maintained rear gardens
- The light-filled breakfast area is open to the kitchen and offers a walk out to the picturesque rear gardens and stone patio
- Stunning Laurentide kitchen complete with Kitchen Aid stainless steel appliances, a double undermount sink, granite counter tops, bar seating for two, and an abundance of storage and counter space
- The kitchen also has a convenient swinging door to the dining room and flows into a hallway where a tucked away powder room with Farrow and Ball wallpaper and a neighbouring additional closet
- Dual stained-glass windows grace the stairwell leading up to the second floor with an ideal nook to showcase art with its own lighting
- Generous second floor landing with a laundry closet housing a stacked washer and dryer
- Retreat to the quiet west facing primary retreat complete with sizable walk-in closets, an abundance of natural light and spectacular views of the rear gardens
- The five-piece ensuite bathroom boasts a walk-in shower, a soaker tub, a his and hers vanity, heated marble floors
- The well-proportioned second and third bedrooms feature hardwood floors and double closets with views into the trees
- Currently used as a study, the fourth bedroom has stunning east views out of the bay window and features a fireplace with a tile surround and wooden mantel and flanked with built-in shelving
- An additional four-piece bathroom on the second level is complete with double sinks, a glass enclosed shower and a generous sized linen closet
- The third level offers two oversized bedrooms each with fabulous closet space, one with two walk-in closets and a four-piece bathroom with a claw-foot tub, a glass enclosed walk-in shower and a pedestal sink
- Potential to add an extension off the third floor
- Separate side entrance off the driveway to the lower and main levels of the home
- A large laundry area in the lower level features a front load washer and dryer with a convenient folding area and laundry sink
- Recreation room with above grade windows opens to the laundry area
- Tucked away one will find an authentic Finnish sauna with a changing area
- Excellent storage in three utility and electrical rooms
- Wonderfully lush and private back garden oasis with mature trees
- Wiarton limestone patio with two retractable awnings
- Excellent schools nearby including De La Salle, Upper Canada College, Bishop Strachan School, The York School, Cottingham Junior Public School
- Easy access to the newly revitalized David Balfour Park and the ravine system
- Steps to the many impressive shops and restaurants of Summerhill and Yorkville, newly transformed intersections of Yonge & St. Clair and Yonge & Bloor, and Summerhill Station
- Close proximity to top private schools including Branksome Hall, Upper Canada College, St. Michael's College School, The York School, and De La Salle College

- Sought-after public-school district of Rosedale Junior Public School, Deer Park Junior and Senior Public School Jarvis Collegiate Institute, Central Technical School, and Northern Secondary School
- Near some of the best green spaces in the city including Ramsden Park, Pricefield Road Playground, David Balfour Park and the ravine systems of Rosedale
- Easy access and only minutes to Rosedale and Summerhill TTC subway stations and only a short drive to the downtown core
- Walking distance to some of the best restaurants in the city
- Wonderful neighbours and a tight-knit community

INCLUSIONS

- Stainless steel Kitchen Aid fridge
- Stainless steel Kitchen Aid gas stove
- Stainless steel Kitchen Aid built-in dishwasher
- Stainless steel rangehood
- Whirlpool stacked washer and dryer
- LG front load washer and dryer
- All window coverings
- Central vacuum and equipment
- Wired DSC security system (monitoring extra)
- Gas burner and equipment
- Central air conditioning and equipment

EXCLUSIONS

- Dining room light fixture
- Second floor study light fixture
- Breakfast area light fixture

RENTAL

- Two hot water tanks



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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