



HEAPS ESTRIN

REAL ESTATE TEAM



111 Roxborough Drive



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Situated in one of Rosedale's finest locations, 111 Roxborough Drive is ideally set on a tree-lined street, just steps from the park. It's handsome facade, and charming interior awaits a dream renovation. This south-facing lot is full of potential and offers the perfect opportunity to design to one's taste.

Upon entering this light-filled home, one is struck by the spacious foyer, grand staircase, and leaded glass windows - quintessentially Rosedale. The main level boasts spacious principal rooms with high ceilings and elegant millwork. The living room sits beautifully at the front of the home and features a gorgeous fireplace and bay window overlooking the front gardens. The equally spacious dining room is sophisticated with exposed beams, leaded glass windows, and a walkout to the rear gardens. The bright and inviting family-size kitchen is overflowing with possibilities.

The second level features a spectacular family room lined with bookshelves, a stunning fireplace and a bay window providing abundant natural light. The primary bedroom boasts stunning treetop views and dedicated office space. The second bedroom and a spacious five-piece bathroom complete this level.

The third level offers three additional well-proportioned bedrooms and a tremendous amount of added living space and storage opportunities.

The lower level has been renovated with a spacious recreation room, pot lights and above-grade windows. It also hosts a fabulous sixth bedroom, a full kitchen, and additional storage space.

The rear gardens offer a private sanctuary surrounded by mature trees and a perfect deck for entertaining guests—a fabulous urban retreat with endless landscaping options. The detached garage, located at the rear of the property, allows for covered parking and storage.

111 Roxborough drive is only steps to Summerhill Market, Rosedale Park and Chorley Park. In-district to Whitney Public School, and minutes to top-rated private schools, restaurants, sports clubs and boutique shops. This property is the perfect opportunity to call Rosedale home in a rarely available, highly desirable location.



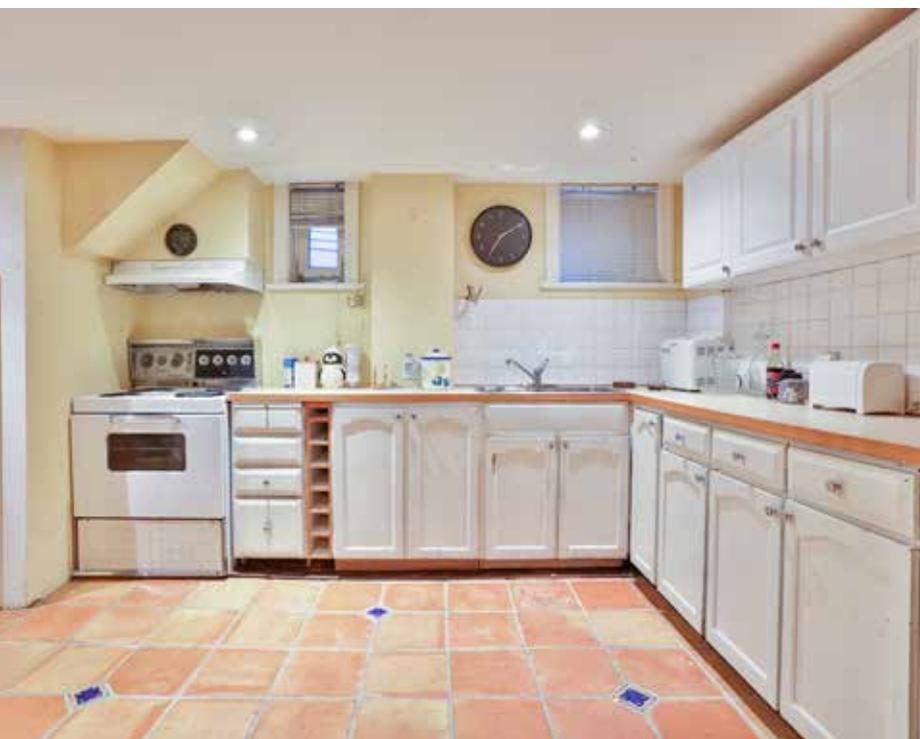
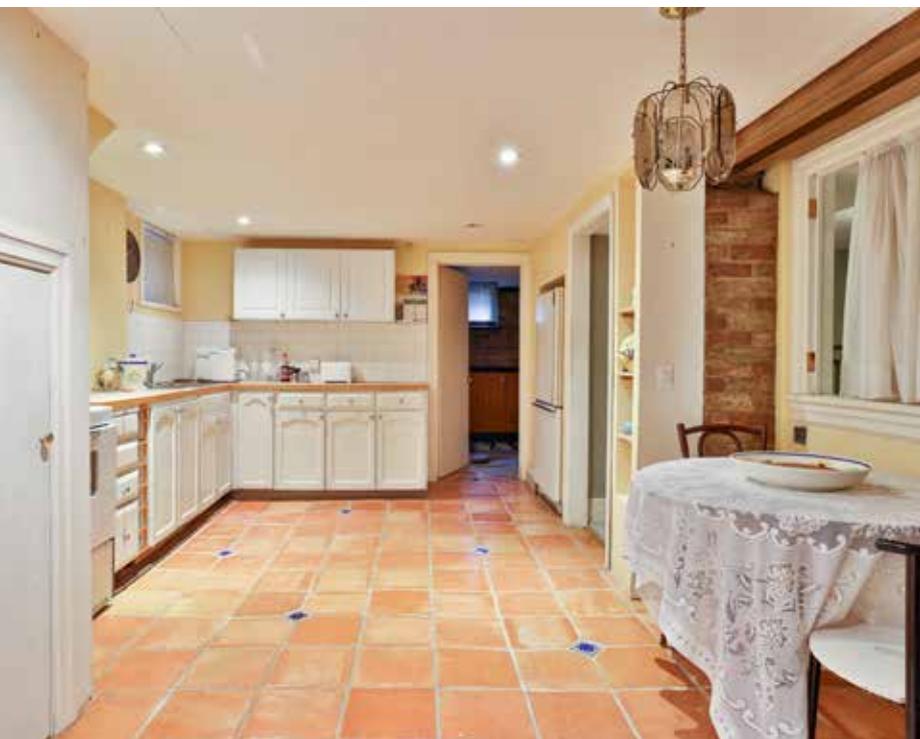


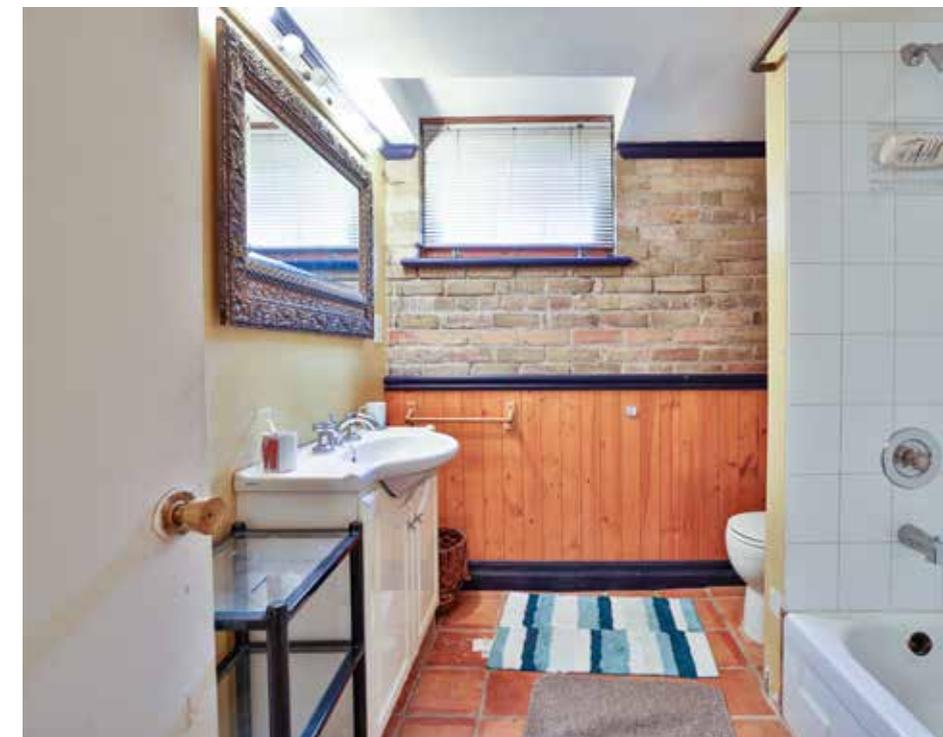








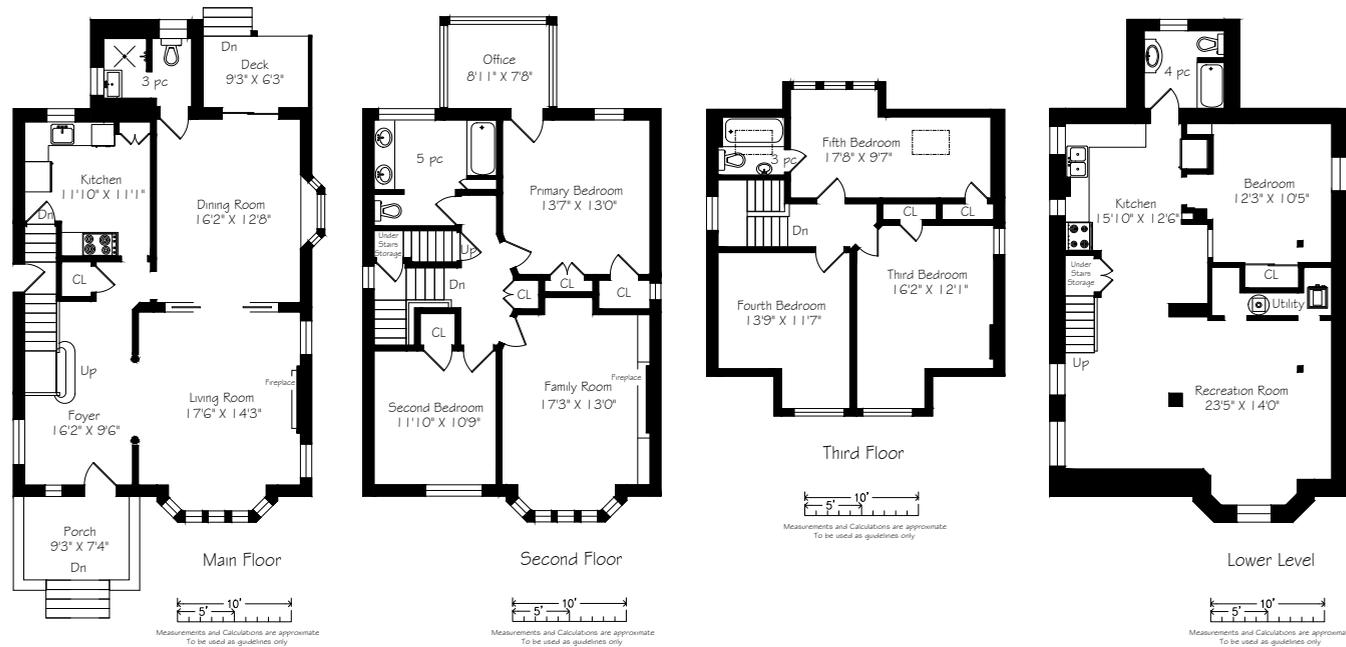








Features



Details

LOT SIZE

40 feet by 91.5 feet

TAXES

\$13,020.60 (2021)

POSSESSION

30 to 60 days

HEATING

Hot Water Gas

COOLING

None

DRIVEWAY

Mutual Driveway with two car parking

GARAGE

Detached garage (with parking for one car) and one car parking in front of the garage

- Spanning an impressive three-stories, this charming property offers a unique opportunity to own a beautiful home in a prime Rosedale location
- Situated in one of Toronto's most distinguished neighbourhoods, Rosedale combines natural beauty and convenience with its picturesque parks and proximity to the downtown core
- The home features a bright and spacious foyer with leaded stained-glass windows, overlooking a grand staircase and front living room
- A sophisticated sun-filled living room includes an elegant wood-burning fireplace and a beautiful bay window overlooking the front garden
- The dining room is ideally located between the living room and kitchen, and features exposed wood beams, gorgeous leaded glass windows, and a walk-out to the back deck and garden
- A bright and inviting family size kitchen is complete with laundry
- A newly renovated three-piece bathroom is located on the main level, convenient for guests or a future mudroom
- The second level features a large family room boasting hardwood floors, a bay window, and an enchanting wood-burning fireplace
- Also located on the second level is a spacious primary bedroom with a sun-filled office overlooking the garden
- An additional well-proportioned bedroom with a generous closet
- A five-piece family bathroom completes the second level
- The third level features a tremendous amount of space and opportunity to customize three well-appointed bedrooms
- The third level also hosts a full bathroom and ample storage space
- The renovated lower level features a separate entrance and high ceilings
- It includes a spacious recreation room with broadloom, pot lights, above grade windows, and an in-law suite with a full kitchen
- A private back garden surrounded by mature trees is a blank canvas for a fabulous urban retreat with endless landscaping possibilities
- The property includes a detached single car garage and an additional parking space
- Steps to Rosedale Park with tennis courts, a large field with baseball diamond, a playground, a wading pool, a skating rink and running track
- The property is also located within walking distance to Chorley Park, a vast and locally treasured green space, connected to the ravine system and Evergreen Brick Works
- Located within the fabulous Whitney Public School District and minutes to world class private schools
- A short stroll to Summerhill Market, Rosedale's Finest Specialty Foods and Dolce Bakery
- A brief drive to top restaurants, local bakeries and boutique shops on Mount Pleasant Rd., Yonge St. and Bayview Avenue
- Minutes to downtown core via Mount Pleasant Road or Bayview Avenue

INCLUSIONS

- Kenmore Stove
- Whirlpool Oven
- Kenmore Dishwasher
- Frigidaire Refrigerator with Freezer
- Frigidaire Stove
- Refrigerator with Freezer on lower level
- Gas boiler and equipment
- All electric light fixtures except where excluded
- Window coverings
- All inclusions are in "as is condition"

EXCLUSIONS

- Washer
- Dryer
- Living room light fixtures
- Dining room light
- Heated towel rail in main floor bathroom



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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