



HEAPS ESTRIN

REAL ESTATE TEAM



40 Sherbourne Street North



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Welcome to 40 Sherbourne Street North. Nestled in prime South Rosedale, this exquisite family home exudes warmth, sophistication and timeless elegance. A gracious foyer, featuring beautiful herringbone floors, welcomes you, and sets the tone for the refined interiors that await.

The double living room beckons, with its bright bay window, offering an abundance of natural light. Punctuated by a stunning, contemporary, wood burning fireplace, this serene space is perfect for both quiet relaxation and entertaining.

Venture further, through the elegant dining room and the chef's kitchen, and you'll discover the crown jewel of this home: the spectacular main floor family room. Floor to ceiling windows and French doors bathe the space in natural light, while the fireplace offers warmth. Balancing comfort and luxury, this room provides the backdrop for cherished moments with loved ones. The breakfast room, family room and kitchen overlook the beautifully landscaped, private west facing garden.

Moving upstairs, the primary suite provides a quiet sanctuary, with its serene ensuite and generously sized walk-in closet. Completing the second level is a luxurious dressing room, and an expansive combined office and family room, which overlooks the boulevard. This room could also serve as another oversized bedroom, with access to the second bathroom on this level.

Ascend to the third floor, where two bedrooms and a shared study space await. The bedrooms feature convenient built-ins and oversized windows, creating an environment conducive to rest, work and play.

The finished lower level features high ceilings and plenty of additional living space, including an oversized recreation room, a bright guest bedroom, a gym, a wine cellar, a full bathroom and a spacious laundry room. The lower level can also be accessed from the side door entrance off the driveway.

Step outside to the spectacular back garden, where multiple entertaining zones beckon. Whether it's al fresco dining, serene relaxation, or friendly competition on the sports court, this outdoor oasis promises fun for all.

Within easy walking distance to some of the city's best public and private schools, parks, restaurants and shopping, this home is the total package.

At every turn, this family home whispers the tale of timeless beauty, where grace and comfort intertwine seamlessly, promising a life well-lived.













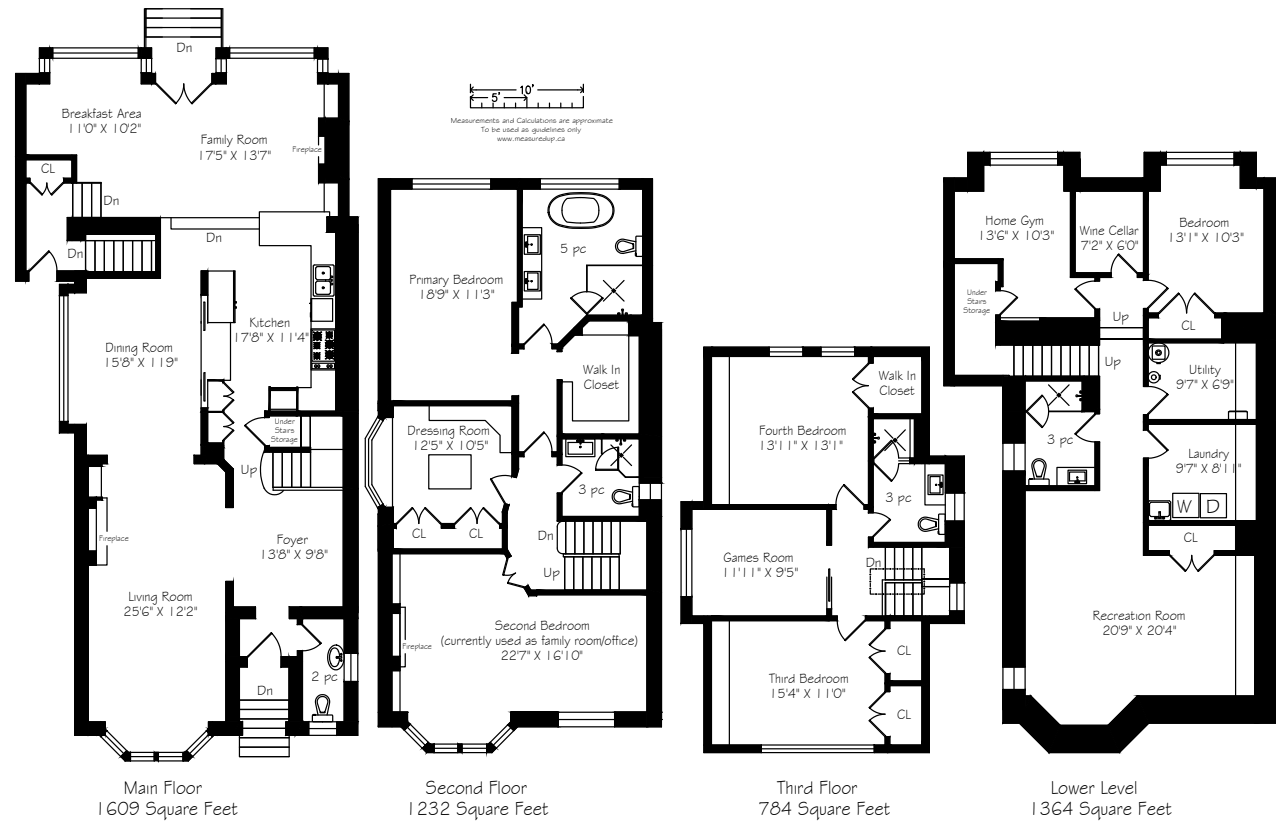








Features



Details

TAXES

\$16,828.37 (2023)

POSSESSION

To be determined

DRIVEWAY

Private driveway for 2 cars

HEATING

Hot water gas with radiant in floor heating in the primary bathroom and lower level slabs

COOLING

Central air conditioning

- Classic Rosedale home reimagined as a modern family residence
- Spectacular curb appeal
- Spacious and welcoming foyer
- Unique double living room with bay window and wood-burning fireplace
- Elegant dining room with pass-through to kitchen
- Large kitchen with stone counters, ample storage and pantry
- Oversized sunken family room with additional eating area
- Convenient side entrance with closet
- Serene second floor primary bedroom
- Large walk-in closet and separate dressing room
- Oversized second floor study with fireplace, could also serve as an additional bedroom
- Gorgeous primary bathroom with heated floors
- Additional family bathroom on second floor
- Two bedrooms on the third floor, both with custom storage, as well as a third floor study that could be used as an additional bedroom
- Third floor full bathroom
- Finished lower level with excellent ceiling height
- Heated lower level slab floors
- Large recreation room with ample space for two zones
- Lovely and bright guest room and full bathroom
- Gym and wine cellar complete the basement
- Spectacular west facing garden with entertaining zones and custom sport court

IMPROVEMENTS

- Entire home renovated in 2010 – dug out lower level and back to studs throughout
- Subsequently renovated (2016-2020)
- Renovated the third floor to increase space and upgrade built-in cabinetry / replaced carpet with wood flooring
- Upgraded the HVAC / humidification system in attic space
- Upgraded kitchen – including new countertops and backsplash
- Upgraded / renovated lower-level bathroom, upgraded HVAC system running the rads and the air conditioning
- Irrigation system – front and back (Rainbird)
- Landscape lighting – (Moonstruck)
- Security system (cameras front / back) Avante
- New roof (2018)

INCLUSIONS

- All appliances are included: Sub-Zero refrigerator, two Wolf ovens, Viking (6 element) gas cooking range, Miele dishwasher, LG washer and dryer.
- Central vacuum
- Custom walnut built-in in primary bedroom
- Custom built-in in lower level bedroom
- Basketball net
- Security cameras

EXCLUSIONS

- Ceiling light fixture in primary en-suite bathroom
- Ceiling light in main floor foyer
- Chandelier in dining room
- All furniture, artwork and gym equipment
- Wine fridge
- Bar fridge

RENTALS

- 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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