



HEAPS ESTRIN

REAL ESTATE TEAM

58 Elm Avenue, TH5

Tucked away in the heart of central Rosedale, this stunning, fully gutted and structurally modified modern townhouse offers sophisticated living. Enjoy the bright and airy open concept main floor with high ceilings, white oak chevron floors and expansive imported European aluminium windows. This home feels like a British Mews and presents the perfect space for everyday living and entertaining. Perfectly appointed, the bright chef's kitchen seamlessly connects to the wide-open living & dining space, complete with large, custom built cold rolled steel façade gas fireplace. The living room opens through a massive floor-to-ceiling door to a spectacular and very private deck and beautifully landscaped private garden. The main floor also has a large coat closet and nicely designed powder room. Ascend the stairs to the primary suite with custom five-piece ensuite, beautiful bay window overlooking the garden and walk-in closet with gorgeous millwork. There are two additional generous sized bedrooms on the third floor, one of which could be a home office. The laundry area, with a built-in sink completes the third floor. Step down to the lower level and enjoy a generously proportioned family room with heated floors, custom cabinetry and two wine fridges. The garden is extremely private, nicely landscaped, and low maintenance. Park in your private garage or the additional outdoor parking space. This truly is the perfect home that provides turnkey living!

Located in an unbeatable location, within walking distance to both prime Yonge Street, Bloor Street and Yorkville. Enjoy the countless parks and ravine system. Also close to top-ranking schools including Rosedale Public School, Branksome Hall and in close proximity to other private schools including; The York School, Greenwood School and Upper Canada College. Easy access to public transportation and the highway system.

A rare opportunity in one of the city's best locations!

FEATURES

- Stunning, sophisticated, fully renovated townhouse in the heart of one of the city's most coveted neighbourhoods. Tucked away with a private, beautifully landscaped backyard
- Open concept main floor with white chevron hardwood floors, and 8 foot European glass door opening to large deck, perfect for entertaining
- Living/dining room feature sensational custom cabinetry and and gorgeous custom built cold rolled steel facade gas fireplace
- Stunning custom kitchen with high-end custom millwork, top-of-the-line appliances, a large window and a breakfast bar with seating for three
- The main floor boosts a custom designed powder room and double door coat closet and a hidden storage space under stairs
- Ascending to the second floor and walk the hall to the primary suite with large bay window overlooking the private backyard, five piece generously sized ensuite and custom closet
- Ensuite with heated stone floors, Dolomite stone counters, Toto toilet, double sink, custom cabinetry, deep soaker tub and walk in glass shower with rainfall fixture
- Third floor has two nice sized rooms either for bedrooms or office space, both with built-in closets
- Third floor four piece bathroom with heated marble floors, double sink, custom cabinetry, Toto toilet and walk-in shower
- Third floor also has laundry area with LG front load washer/dryer and built in cabinetry with sink and drying rack
- Lower level offers open concept family room with custom millwork and bar with dual wine fridge and small storage area
- Beautiful, extremely private and professionally landscaped, low maintenance backyard
- Wide heated driveway leading to garage (one car parking) and one exclusive outdoor parking space
- A short distance to the shops, restaurants and amenities on prime Yonge Street, Bloor Street and Yorkville
- Steps to the ravine and countless parks
- Close proximity to world-class schools including Rosedale Public School, Branksome Hall, Upper Canada College and The York School

SYSTEMS AND FINE FEATURES

- Smart technology lighting
- Ecobee thermostat
- Kitchen cabinetry by Luxeme
- Statuarietto marble counters and backsplash
- Sub Zero fridge with double french doors
- Wolf stainless steel six burner gas cooktop

- Wolf stainless steel wall oven
- Wolf stainless steel dual function microwave and convection oven
- Porter & Charles dishwasher with Luxeme panel door
- Gas fireplace with custom built cold rolled steel facade gas fireplace
- European imported aluminium windows & door
- Heated floors in primary and second floor bathrooms and basement family room
- Avanti Elite double under counter bar fridge (basement)
- HVAC efficiency furnace 2022
- Central air- conditioning
- Tankless on-demand water heater
- Central vacuum system
- Heated driveway
- Four exterior security system
- Built-in sprinkler system
- Gas hook-up for BBQ
- New roof 2021

TAXES

OFFICE TO ADD

POSSESSION

Flexible

DRIVEWAY

Two car parking which includes one car garage and one exclusive outdoor parking space

HEATING

Forced air gas

COOLING

Central air conditioning

Maintenance Fees of \$600 a month include: common element insurance, snow removal, outdoor maintenance (not planting), maintenance of outdoor façade of home, roof, eaves, gutters and downspouts, wood fencing, garage doors, driveway heating and common area lighting.