



*217 Roslin Ave TH#5*



Welcome to 217 Roslin Avenue Townhouse #5. A rare offering location in Wanless Park, this exceptional three-bedroom, five-bathroom townhouse redefines luxury townhouse living with extensive upgrades.

Stepping inside the foyer, one is greeted with marble floors, high ceilings, beautiful wall detailing and a large closet. A stunning powder room equipped with marble floors, and a custom black stone vanity set an outstanding first impression.

The chef-inspired kitchen is a culinary haven furnished with top-of-the-line stainless steel appliances, sleek stone countertops and extensive cabinetry. Adorned with hardwood floors and glowing bright pot lights, this room features a six-burner oven and stove combination, a dishwasher, and an oversized dual fridge and freezer. This custom kitchen boasts a stunning island with a built-in workstation and views over the living room and out to the ravine.



Directly across from the kitchen is a dream-worthy living room. This space exudes a feeling of traditional comfort with a modern touch. The gorgeous custom-crafted marble-clad fireplace empowers a comforting atmosphere. The delightful wood panelling is highlighted through the massive casement windows, this beautiful space also includes a walk-out to a stone terrace and ravine.

Ascending to the second level, the versatile family room awaits. This room is complete with hardwood floors, artisan crown moulding, and enormous windows with breathtaking views of the green forestry and luscious ravine.

The grand dining room features hardwood floors, stunning wall panelling, and is designed to perfection. Gorgeous windows and gleaming pot lights charmingly light up each unique characteristic. The dining room hosts a butler's pantry enriched with a stainless steel sink, built-in cabinetry, and fitted for a built-in dishwasher. A spacious walk-out balcony adjacent to the dining room complements the second level.

Progressing to the third level, a large skylight offers wonderful natural light to the main hallway. Two well-appointed bedrooms, as well as the opulent primary suite are also found on this floor. The sensational primary retreat offers a soaring ceiling, a large walk-in closet, and fine hardwood floors. The spa-like four-piece ensuite bathroom features a marble sink, a generous soaker tub, and a custom stone waterfall shower. The primary retreat also features views over the ravine.

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The second and third bedrooms offer a seamless blend of sophistication and convenience, each featuring large closets with custom built-ins, as well as cozy hardwood floors and large windows. A tranquil three-piece bathroom with custom stone flooring, and a waterfall shower is conveniently located beside these two bedrooms. Laundry is also hosted on this level.

Descending to the lower level, the recreation room offers high ceilings, faux brick wall cladding, and built-in shelves including a custom fitted corner desk. The three-piece bathroom incorporates custom stone tiling, and a walk-in shower. A spacious cold cellar, and utility room perfect for extra storage completes this level.

An outstanding location, tucked on a quiet cul-de-sac on the ravine! Easy parking with a built-in garage directly connected to the house as well as a front parking pad. A short walk to Yonge Street and minutes to Rosedale Golf Club and Wanless Park. Easy access to public transportation at Yonge and Lawrence. Top rated schools in district and close proximity to world class private schools.







# Key Features

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- Ideally located in the heart of Wanless Park.
- An exquisite foyer with marble floors, high ceilings and beautiful wall detailing.
- The foyer also offers a spacious coat closet with built-ins and a renovated powder room
- The luxury gourmet kitchen is a home chef's dream. Finished with stone countertops, the large island is a dream for entertaining and any chef's meal preparation. A large six-burner stove/oven combination and stainless steel appliances, in combination with extensive storage is the ideal setup.
- Wonderful breakfast room overlooking the kitchen and living room, featuring views of the ravine and a walk-out to the stone patio.
- Fabulous living room with gorgeous marble-clad fireplace and custom built-in shelving and hardwood floors.
- The second level hosts an outstanding, oversized family room equipped with hardwood floors, custom crown moulding, and an incredible view of the gorgeous greenery.
- The grand dining room is fitted with hardwood floors, and wainscoting and is large enough for any gathering. A butler's pantry off of the dining room is equipped with a sink, built-in shelving, and space for a built-in dishwasher.
- A walk-out balcony completes this level.
- On the third level, the primary bedroom suite features hardwood floors, a large walk-in closet, and breathtaking views of the ravine. This stunning room also features a four-piece spa-like ensuite bathroom with marble floors, a soaker tub, a waterfall shower.
- Two well-appointed bedrooms top off the second level, including custom built-in closets. A three-piece bathroom is also found on this level fitted with specialized stone tiling and a waterfall shower.
- The lower level hosts a large recreation room with high ceilings.
- The lower level also offers extensive storage and a full washroom.
- A fully functional garage provides additional storage and enclosed parking. A parking space is also available in front.



## INCLUSIONS

- Jenn-Air Fridge and Freezer Combination
- Dacor Microwave
- Jenn-Air Six Burner Stove and Oven Combination
- Jenn-Air Overhead Range Fan
- Whirlpool Dishwasher
- Wood's Front Loader Basement Freezer
- LG Stacked Front End Washer and Dryer
- All Existing Heating Equipment
- All Existing Cooling Equipment
- Alarm System (Monitoring Not Included)

## EXCLUSION

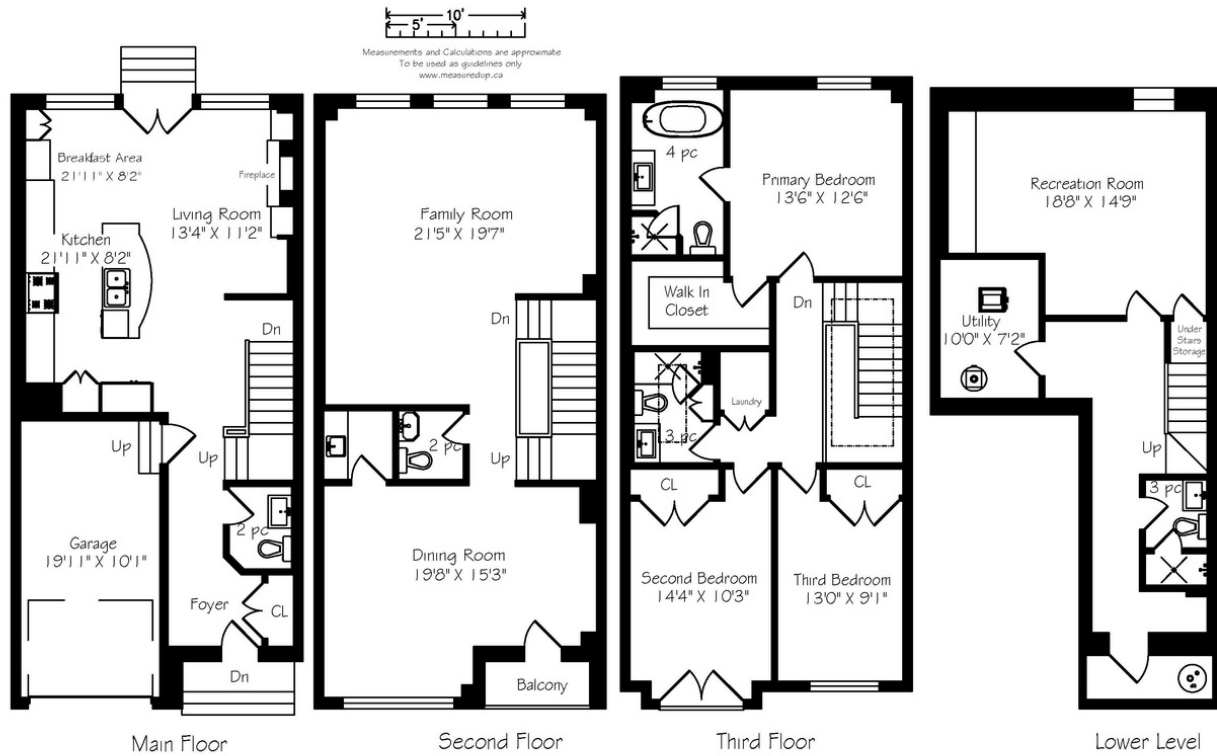
- All Artwork

## RENTAL ITEMS

- Hot Water Tank



## TH5-217 Roslin Avenue



# Details

### TAXES

\$8,081.90 (2023)

### POSSESSION

TBD

### HEATING

Forced Air

### COOLING

Central Air Conditioning

### PARKING

Garage Parking with and a front parking pad.



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