



190 Rosedale Heights Drive



Welcome to the epitome of Moore Park sophistication! A beautiful and captivating living experience inside and out, from the enchanting curb appeal to the professionally designed interiors. This classic centre-hall Georgian has been extensively renovated throughout, exuding unparalleled elegance and timeless appeal; a testament to the exceptional pedigree on Rosedale Heights Drive.

Nestled on one of the most sought-after streets in Moore Park, 190 Rosedale Heights Drive is surrounded by mature trees and lush gardens, sitting on the north side of the street. The home boasts an impressive lot size and sophisticated interiors with five generous bedrooms and four bathrooms. Extensive landscaping elevates the private driveway and fully fenced backyard, crafting a delightful ambiance that is an ideal space for privacy and comfort.

Stepping into the home, the foyer reveals light-filled rooms, exquisite hardwood flooring, and a warm ambiance where memories can be made and cherished. As you explore the home, envision entertaining in the gracious principal rooms, adorned with archway entries, expansive windows, designer fixtures and a stunning custom kitchen at the heart.

190 ROSEDALE HEIGHTS DRIVE

The formal living room boasts two tall built-in closets, a central gas fireplace, and gracious floor-to-ceiling window, making it an ideal setting to welcome guests. Making your way towards the back of the home, leads you to the cozy family room that surrounds you in an abundance of natural light from wall-to-wall windows, with French doors to the garden patio. Adjacent is the sun-filled breakfast room, a charming addition that feels like a sunroom, outfitted with custom armoire and a built-in workstation and boasting another set of French doors to the expansive backyard and easy access to the kitchen.

Stepping into the gorgeous, renovated kitchen, luxurious upgrades can be seen throughout such as a marble waterfall edge countertop, and top of the line built-in panelled appliances, as well as a generous pantry. Discover thoughtful features in the kitchen, including under-cabinet lighting, a water filtration system, and dedicated pull-out drawers for cutting boards and garbage disposal, enhancing its functionality. Transitioning to the dining room, a stunning central chandelier sets the tone for stylish dining, and the perfect ambiance can be created for any occasion with dimmable pot lights and a built-in bar. As in the living room, there is a gorgeous south facing floor-to-ceiling window that overlooks the front garden.

Venturing to the second floor, you will discover four generously sized bedrooms, with broadloom flooring throughout. The elegant primary bedroom has a beautiful accent wall and spans the entire west side of the home with views to both the front and back gardens. This elegant suite features two separate closets (one of them a walk-in) as well as a luxurious five-piece ensuite with walk-in rain shower, sumptuous soaker tub and double vanities plus storage. The second bedroom is a versatile space currently established as an office, but with a large double closet and space for a double or queen bed if desired. Here you will find a built-in desk with ample bookshelves for storage, and conveniently built-in California shutters. The centre or third bedroom, offers a spacious room adorned with a central chandelier and two windows with beautiful custom Roman blinds, with the fourth bedroom having an abundance of light from a large south-facing window that overlooks the front garden and outfitted with Roman blinds and an oversized double closet. A three-piece family bath completes the level showcasing a beautifully renovated bath with heated floors, oversized walk-in shower, and stunning storage vanity outfitted with quartz counters.

Continuing up the staircase to the third level, you'll find an expansive and welcoming lounge featuring vaulted ceilings, built-in shelving, dimmable pot lights and a dry bar with beverage refrigerator. The recreation room can be used in a variety of ways, offering space for a children's playspace, game room, large home office and more. Additionally, there is also a fifth, very private bedroom located adjacent to the lounge, both with access to a modern three-piece bathroom.

The lower level of the home offers conveniences including an open concept recreation room and den, where you will find spacious workout and music areas currently set up. Bright and functional laundry space is adjacent to this, equipped with a large sink, refrigerator and freezer, perfect for storing extra groceries or frozen goods. Additionally storage options are accessible from the closet underneath the stairwell and in the expansive mechanical room, enhancing this home's functionality.

Given the incredible lot size, there are multiple areas of the rear gardens for the home's occupants to enjoy! With a lovely stone patio that is accessible from both the family and breakfast rooms, the gardens offer a wonderful space to host outdoor gatherings. The backyard is equipped with a sprinkler system and is fully fenced, with a side entrance that offers privacy from neighbours. Garden tools and garbage bins can be neatly tucked away from sight with three separate garden sheds. This is a perfect outdoor space to relax and enjoy quiet moments of relaxation from the comfort of your home.

Meticulously curated by the current owners every detail speaks to a commitment to luxurious living!





190 ROSEDALE HEIGHTS DRIVE



# Key Features

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- Sophisticated five bedroom, four bathroom professionally designed home offering endless space for luxurious family living
- Classically beautiful curb appeal with handsome red brick exterior
- Large front stone terrace offers a wonderful setting to savour tranquil moments amidst the tree-lined street
- Stunning landscaped gardens with mature trees, irrigation and lighting
- Elegant interior with gorgeous design details and high-end finishes
- Dimmable lights and hardwood flooring throughout the main floor
- Grand foyer makes an impression with stunning arched doorways in the traditional centre hall plan layout leading to stylish living and dining rooms
- Light-filled oversized living room with floor to ceiling window overlooking front gardens offers comfort around its central gas fireplace
- Family room is surrounded by windows with quick access to patio from double French door entryway creating an ideal space to relax
- Stylish dining room is great space for entertaining guests, with modern central light fixture, floor to ceiling windows, built-in cabinetry, crown moulding and an arched double door entry to elevate the space
- Light-filled breakfast room, featuring wall-to-wall windows spanning the rear of the home
- Custom Chef's kitchen complete with designer panelled appliances, marble counters, breakfast peninsula and ample pantry, with a charming view from the sink to the backyard
- The breakfast room has two separate entryways that lead to the at-grade stone patio, and is outfitted with a large storage cabinet and convenient built-in desk with open shelving above
- Second floor features an inspiring primary retreat featuring "his and hers" closets with one of them being a walk-in
- The luxurious five piece ensuite bathroom creates a spa like experience with double vanities, walk-in rain shower and sumptuous soaker tub
- Second bedroom overlooks the backyard and makes for a great office space, with double glass French doors, California shutters, built-in desk and a large double closet
- The third and fourth bedrooms are adorned with central chandelier lighting, custom Roman blinds and large closets
- These bedrooms share access to a freshly renovated three-piece family bathroom featuring heated floors, an oversized walk-in shower and handsome storage vanity outfitted with quartz counters, built-in mirror with wall-sconce lighting and California shutters

# Key Features

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- The third level houses a very cozy, yet spacious media/recreation room that is brightly lit from two west-facing windows and is outfitted with pot lights, open display shelving and a dry bar with beverage refrigerator and additional storage
- Its incredible room size is adaptable to a variety of different uses such as a children's playroom, media room or lounge, work space and more
- There is a fifth bedroom also located on the third floor featuring dormer ceilings, central chandelier, and custom Roman shades with access to a stunning three-piece well-renovated bath
- The finished lower level is mainly open concept, featuring a large recreation room, perfect for combining exercise and a music area as well
- Custom laundry area located in the lower level is brightly light featuring modern appliances, ample storage and extra hanging rack
- The recreation room is currently being used as a home gym, offering ample space for fitness enthusiasts to work out from the comfort of their own home
- Storage space is nearby in both the mechanical room and large closet under the stairwell making it easy to neatly organize all your necessities
- The fully fenced backyard is an amazing space to to relax and enjoy gatherings with its gorgeous landscaped garden with exterior lighting and large patio space
- Easy to maintain gardens with built-in sprinkler system and ample garden tool storage with two garden sheds
- Enjoy ease of access to excellent local public schools and world-class private schools such as Our Lady of Perpetual Help Catholic School and Whitney Public
- Close distance to bike trails, Moorevale Park and the Evergreen Brick Works makes it fun and convenient to enjoy outdoor activities with friends and family
- Within close driving distance to Yonge & St. Clair and the shops of North Rosedale & Summerhill Market



## IMPROVEMENTS

- Interior and exterior painting and improvements (2024)
- Impeccably maintained with professional interior and architectural design updates to multiple areas of the home
- All new windows on main floor, with the exception of the living & dining rooms
- Most of the 2nd and 3rd floor has been renovated with new, high-end windows
- Water supply pipe has been updated to at least 3/4 inch water pipe with good water pressure
- Extensive investment on professional exterior landscaping for both the front and back gardens
- Spray foam insulation in attic

## COMFORT SYSTEMS

- 100-amp electrical service upgraded with copper wiring
- Reshingled Roof and flat roof (approximate 10-12 years old)
- Bosch hot water boiler (high efficiency)
- Waste plumbing is primarily ABS plastic pipe

## INCLUSIONS

- All electric light fixtures and window coverings
- Wolf six-burner gas range and Wolf range hood
- KitchenAid built-in microwave
- Panelled Sub-Zero fridge with bottom double drawer freezer
- Bosch dishwasher
- Water filtration system in kitchen\*(in as-is condition)
- Beverage refrigerator on third floor
- Samsung washer/dryer in lower level
- Danby Designer fridge and MasterChef freezer in lower level
- Home alarm system with two external cameras (monitoring extra) \*to be confirmed if cameras owned or rented
- Rainbird sprinkler system
- Outdoor lighting
- Two outdoor garden sheds and Binsolution shed on driveway
- Remote for living room gas fireplace

## EXCLUSIONS

- Wall-mounted Samsung TV in lower level
- All wall-mounted art, accessories and furniture
- All patio furniture

\*Inclusions and Exclusions subject to change, please refer to Schedule B for an updated list\*



# Details

## LOT SIZE

52.10ft x116.21 ft - Irregular

## HEATING

Radiant heating system with Bosch boiler

## TAXES

\$17,156.55 (Final 2023)

## COOLING

Central air conditioning

## POSSESSION

Flexible

## PARKING

Private driveway with parking for 3-cars

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