



*58 Astley Avenue*



Step into refined contemporary living at 58 Astley Avenue, an extraordinary and captivating centre hall home. Completely renovated in 2022, this exceptional North Rosedale residence showcases luxurious finishes that enhance its traditional charm. From the beautifully restored wood burning fireplace in the living room to the sleek tile work, every detail has been carefully considered. With integrated in-floor heating and a stunning exposed brick accent wall, this home exudes sophistication and elegance. A discerning eye will undoubtedly appreciate the meticulous craftsmanship and expertise that has gone into creating this exquisite home.

Enveloping nearly three thousand square feet on four levels, 58 Astley presents four generously proportioned bedrooms spread over two levels, accompanied by a dedicated home office, an upper-level laundry room, and a luxurious primary ensuite, all designed to enhance the convenience of everyday living. The stunning gourmet kitchen, complete with a servery, sets the perfect stage for sophisticated entertaining, whether it's hosting a dinner for twelve in the dining room or seamlessly transitioning to the backyard through the expansive double sliding doors, complete with natural gas line for outdoor grilling.

58 ASTLEY AVENUE



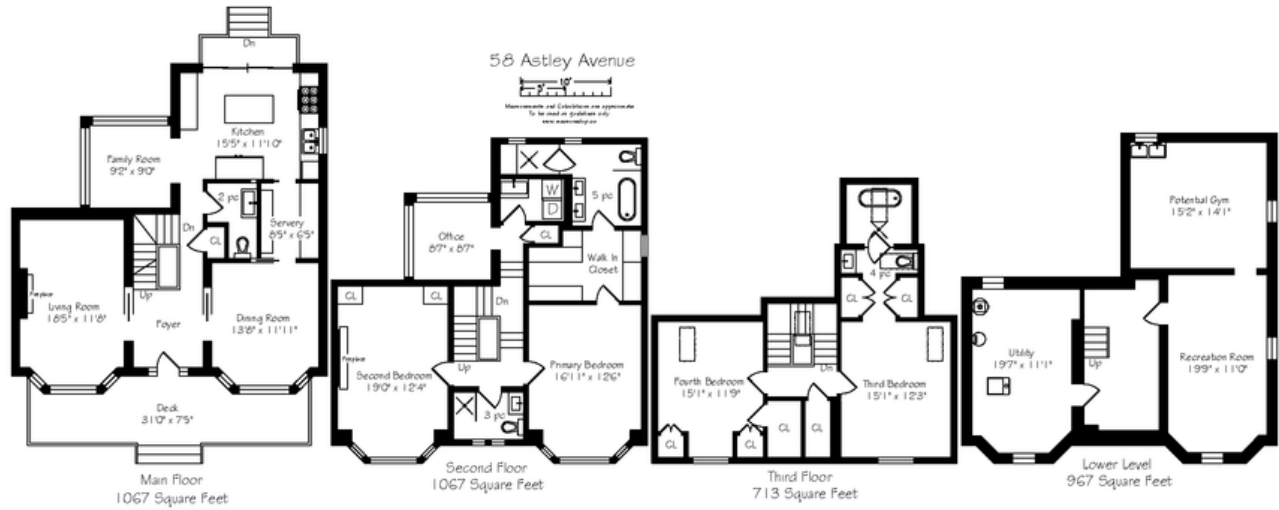
58 ASTLEY AVENUE



The unparalleled location of 58 Astley Avenue in North Rosedale is truly captivating. Nestled near the enchanting Chorley Park, this remarkable property offers convenience and tranquility. A leisurely stroll or bike ride will lead you to the Evergreen Brickworks, renowned for its vibrant farmers' market. Moreover, the extensive Don Valley Trails, often referred to as Toronto's emerald necklace, are easily accessible, providing endless opportunities for outdoor adventures.

The property benefits from its location in the catchment area for Whitney Public School, one of Toronto's highest-rated public schools. Additionally, it is conveniently close to Branksome Hall, Upper Canada College, and Greenwood, offering easy access to excellent educational institutions.





# Details

## LOT SIZE

64 ft. x 83 ft.

## TAXES

\$10,000.78 (2023)

## POSSESSION

60 - 90 Days

## HEATING

Forced Air Gas

## COOLING

Central air conditioning

## PARKING

Front pad parking for two (one licensed and one unlicensed)

58 ASTLEY AVENUE

# Key Features & Improvements

---

- Back-to-the-studs renovation completed in 2022/23
- New location and constructed main staircase on all four levels
- New Pella windows in lower level (2022)
- Roof (2022)
- Home heating and cooling systems (2022)
- Radiant in-floor heating: primary ensuite, family bathroom & laundry room
- Fire safety gate at rear sliding doors
- Wood burning fireplace in living room
- Hardwood flooring throughout accented by sleek bathroom tile work





## INCLUSIONS

- Fisher & Paykel Panelled fridge
- Fisher & Paykel two panelled drawer dishwasher
- ZLINE 6 burner gas range
- Sharp integrated microwave
- LG front load washer & dryer
- All electrical light fixtures

## EXCLUSIONS

- Curtains in all bedrooms
- BBQ

## RENTALS

- On demand hot water heater





# 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.

---



**AMANDA GASKEY**

REAL ESTATE AGENT

416.424.4910

[amanda@heapsestrin.com](mailto:amanda@heapsestrin.com)



Follow us to learn more about our  
exclusive listings, events and contests.

---

HEAPSESTRIN.COM | 416.424.4910 | @HEAPSESTRIN

For Royal LePage Real Estate Services Heaps Estrin Team, Brokerage. All information and statements contained herein, provided by Royal LePage Real Estate Services Heaps Estrin Team, Brokerage regarding property for sale, rental or financing is from sources deemed reliable and assumed correct, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal without notice.

Royal LePage Real Estate Services Heaps Estrin Team, Brokerage Independently Owned and Operated