

21 HIGHLAND CRESCENT

Property Details

Taxes:	\$13,482.72 (2017)
Lot Size:	35.37 x 125 ft.
Square Footage:	Approximately 2,400 sq. ft. (+ 1,165 sq. ft. on the lower level)
Closing Date:	30 days / to be arranged
Parking:	Built-in one car garage and private drive

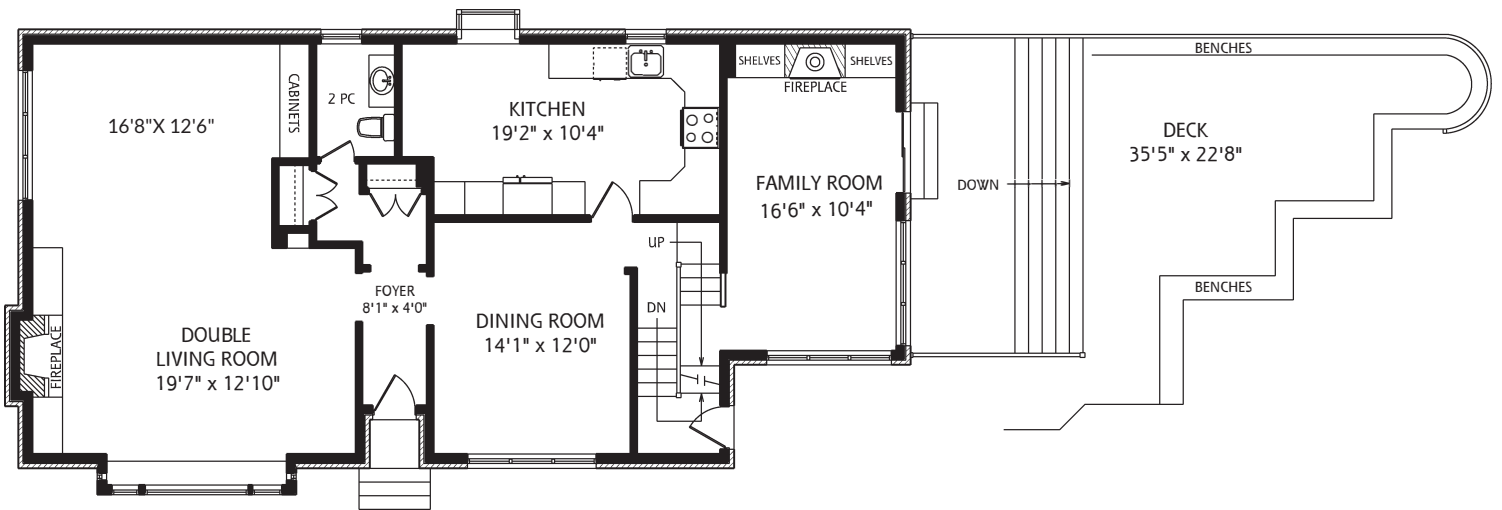
Inclusions: LG French door fridge, KitchenAid Superba stove, LG microwave, Bosch dishwasher; two built-in Kitchen speakers; Bosch washer and dryer; murphy bed & mattress; all electric light fixtures; all broadloom where laid; all window blinds & California Shutters; built-in cabinetry / attached shelves & closet organizers; bathroom vanity mirrors (except as noted in Exclusions); auto garage door opener with two remote door openers; hot water tank; irrigation system; storage cabinet room cabinets & shelves, computer desk/station in the lower level (to be left at the Sellers sole discretion); BBQ and patio furniture

Exclusions: Any and all artwork; any audio / visual equipment; all household furniture; all window coverings and rods; exterior glass art / sculptures; main floor powder room mirror; Rental Items: A.D.T. alarm

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Pertinent Property Details:

- One car garage
- Cedar mansard roof (Approximately 2007)
- Toughroof commercial roof (Approximately 2009)
- Slant Fin gas fired boiler (Approximately 2002)
- One older air handler upstairs
- One Advanced Distributor Products air handler (Approximately 2016)
- Fenced-in yard with large multi-level deck
- Natural gas BBQ hook-up on the back deck
- South facing garden
- Professionally landscaped
- Irrigation system
- Hot water tank by Giant (Approximately 2005)



Main Floor 1,410 Square Feet

For more information regarding this property, please contact Christian, Paul and Fran at (416) 960-9995

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Foyer

- Saturnia light honed marble flooring
- Newer elegant front entry door with glass and wrought iron detail
- Two closets
- Built-in mirror
- Panelled walls
- Spectacular onyx semi-pendant light fixture

Living Room

- Double room
- Broadloom
- Open concept
- Tongue and groove Cedar ceiling
- Gas log set fireplace with marble facing mantel
- Large front bow window
- Large side window overlooks north gardens
- Single electronically controlled blinds
- Built-in entertainment centre
- Recessed halogen lighting

Dining Room

- Formal room
- Hardwood flooring
- Large window
- Chandelier

Kitchen

- Combined with Breakfast Area
- Renovated (Approximately 2005)
- Ceramic tile flooring
- Crown moulding
- Eat-in with area for a breakfast table
- One interior French glass door
- Granite countertops
- Glass mosaic tile backsplash
- LG French door fridge
- KitchenAid Superba stove
- Bosch dishwasher
- LG microwave
- Franke stainless steel sink
- Glass shelves by windows
- Cookbook shelf
- Pantry with pullouts
- Raised panelled cabinetry
- Greenhouse style window in Breakfast Area with custom stained glass detail
- Two built-in ceiling speakers
- Telephone / work station
- Modern chandelier over breakfast area
- Recessed halogen lighting

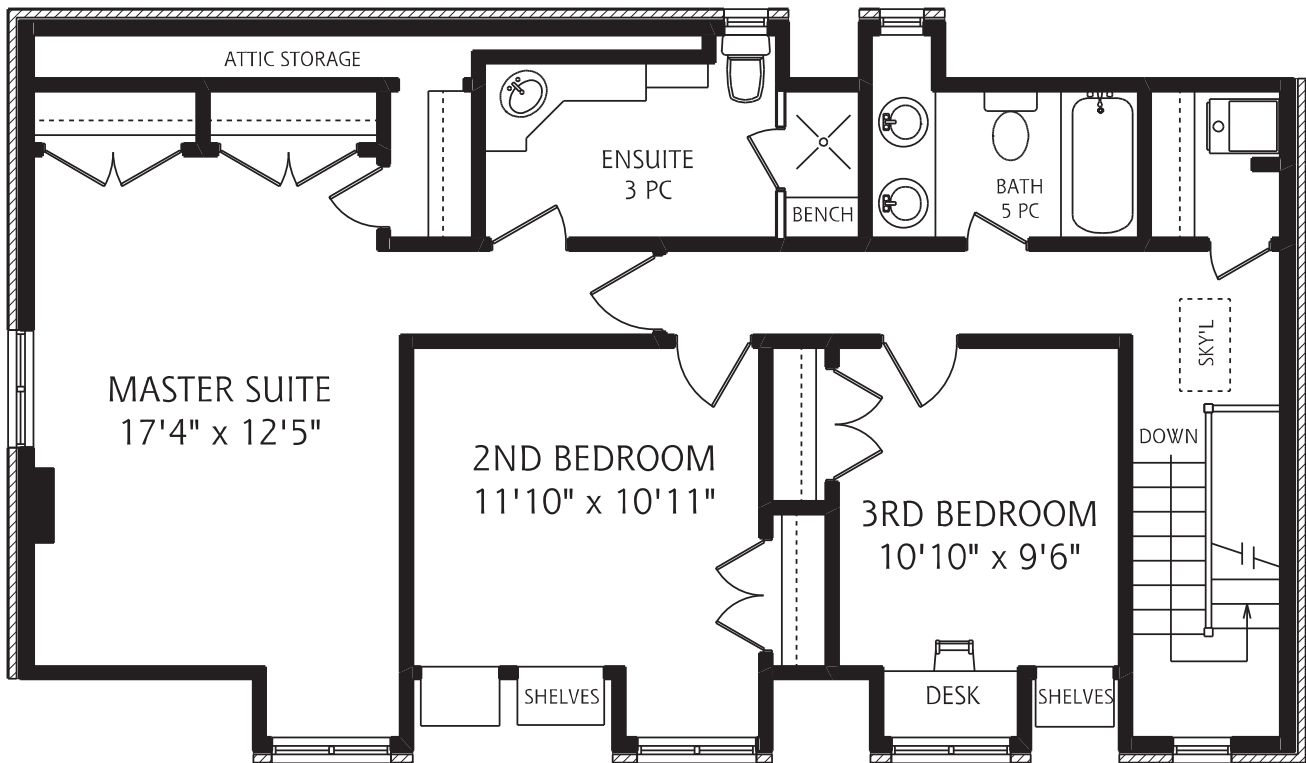
Family Room

- Cathedral ceiling
- Hardwood flooring
- Gas fireplace with marble facing & wood mantel
- Built-in entertaining centre & shelves
- Sliding patio doors with walk-out to deck
- Wrap around windows
- Three electronically controlled blinds
- Overlooks south garden
- Recessed halogen lighting
- Wall sconce
- Ceiling fan

Powder Room

- Renovated (Approximately 2011)
- Two piece
- Saturnia light honed marble flooring
- Breccia Capraia marble countertop
- Louis XV style vanity with twig pattern pulls
- Designer grass cloth wall covering
- Window
- Custom drapes
- Duravit undermounted sink
- Toto toilet
- Two wall sconces and semi pendant light fixture

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Second Floor
990 Square Feet

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Stairway to Second Floor & Upper Foyer

- Broadloom
- Access to upper utility area
- Window
- Skylight with blinds
- Modern halogen track lighting

Master Bedroom

- Broadloom
- Two large windows
- Electronically controlled black out blinds
- Wall-to-wall closet with closet organizers & built-in dresser
- Recessed halogen lighting

Master Bedroom Ensuite Bathroom

- Three piece
- Ceramic tile flooring
- Wainscotting
- One interior French etched glass door
- Undermounted Corian sink
- American Standard toilet
- Marble shower with glass enclosure, bench & thermostatic valves
- Mirrored medicine cabinet
- Shaving / make up mirror
- Custom cabinetry with linen storage tower
- Large, bevelled wrap around mirrors
- Window
- Recessed halogen lighting
- Track task lighting

Second Bedroom

- Broadloom
- Double closet with closet organizers
- Large window with California shutters
- Built-in shelves and cupboards
- Modern, ceiling mounted halogen lighting

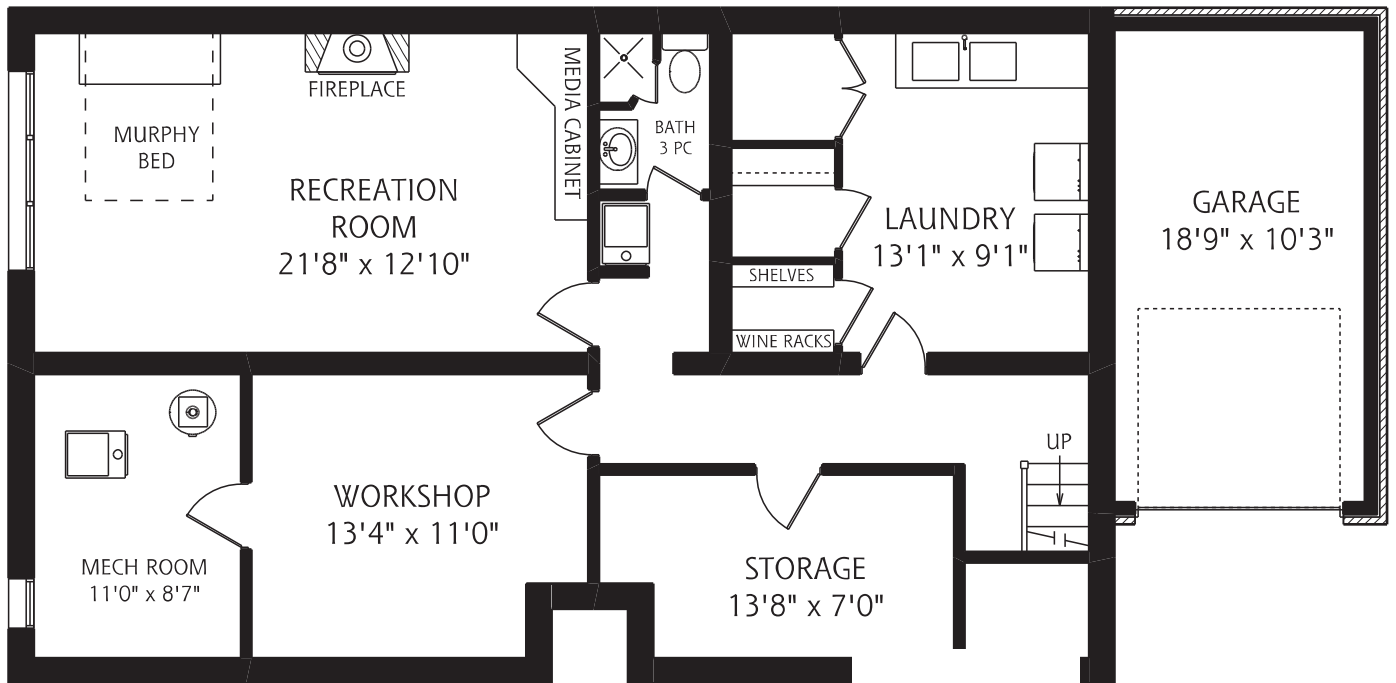
Third Bedroom

- Broadloom
- Large window
- Plantation style blinds
- Built-in desk
- Built-in shelves
- Double closet
- Modern ceiling mounted halogen lighting

Main Bathroom

- Four piece
- Ceramic tile flooring
- Double vanity
- Medicine cabinet
- Window
- Large mirror
- Two sinks by Crane
- American Standard toilet
- Combined tub & shower with ceramic tile surround
- Wall sconce

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Lower Level
1,165 Square Feet

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Hallway

- Designer broadloom & marble tiled flooring
- Walk-out to driveway
- Recessed halogen lighting

Recreation Room

- Designer sisal broadloom
- Wainscotting
- Large window with plantation style blinds
- Built-in entertainment centre
- Built-in shelves & cupboards
- Electric fireplace
- Built-in murphy bed with mattress
- Recessed halogen lighting

Bathroom

- Three piece
- Ceramic tile flooring
- Large mirror
- Oak vanity
- One piece sink & countertop
- Corner shower with ceramic tile surround and glass door
- Wall sconce & pendant lighting

Laundry

- Tile flooring
- Pine panelled walls
- Full sized, front loading Bosch washer
- Full sized, front loading Bosch dryer
- Two white porcelain sinks
- Drying rack by Instahanger
- Abundance of cupboards
- Utility storage closet
- Wine pantry closet
- Walk-in storage closet
- Modern flush mounted lighting

Mechanical Room / Workshop

- Tile flooring in Mechanical Room
- Built-in white wall mounted storage shelves
- Window in Mechanical Room
- Overhead lighting

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For over one hundred years Rosedale has held the distinction of being Toronto's most fashionable address. Many of Toronto's wealthy and prominent citizens reside in the neighbourhood. Rosedale is unique in that it is surrounded by beautiful ravines and parkland that make you feel as if you are far away from the city, while in reality, Rosedale is just a few minutes from Toronto's major business, entertainment, and shopping districts.

Shopping:

Rosedale residents living west of Mount Pleasant Road are within walking distance of the upscale shops and restaurants, located on Yonge Street, in the Summerhill area. North Rosedale residents, east of Mt. Pleasant, can obtain all of their household needs within a small commercial block on Summerhill Avenue, at the very north end of Rosedale.

Recreation:

Rosedale is traversed by a network of ancient ravines, including the Vale of Avoca, Moore Park, Park Drive and Rosedale Valley. The beautiful trails in these ravines are enjoyed by nature and fitness enthusiasts alike. Access points to Rosedale's ravine trails are located at designated spots throughout the neighbourhood. Rosedale Park, located off Scholfield Avenue, has eight tennis courts, a sports field, an artificial ice rink, and a wading pool. Ramsden Park off Yonge Street, features four tennis courts, an artificial ice rink and a wading pool. There is also Chorley Park, at the north end of Rosedale with rolling lawns and easterly views over the ravine. Mooredale House, at 146 Crescent Road, is a community centre run by the Rosedale and Moore Park Resident Associations. There is a small annual fee to join Mooredale, which offers sports, fitness, arts and music programs for adults and children.

Dog Parks:

Craigleigh Gardens has a unique off-leash dog area (Osler Park) for entertaining and exercising your pets. The main gates are located on South Drive, just north of Elm Avenue.

Transportation:

Rosedale buses run on South Drive, Crescent and Glen Roads as well as Summerhill, MacLennan, Highland and Elm Avenues. The Rosedale buses connect with the Rosedale station on the Yonge-University-Spadina subway line or the Sherbourne station on the Bloor-Danforth subway line. Motorists are just minutes away from the Don Valley Parkway and the Bayview Extension.

Schools:

Private:

Branksome Hall	JK to Gr. 12	10 Elm Avenue	416-920-9741
Bishop Strachan School	JK to Gr. 12	298 Lonsdale Road	416-483-4325
Upper Canada College	Kindergarten to Gr. 12	200-220 Lonsdale Road	416-488-1125

Public:

Rosedale Jr.	JK to Gr. 6	22 South Drive	416-393-1330
Deer Park Jr. & Sr.	JK to Gr. 8	23 Ferndale Avenue	416-393-1550
Whitney Junior Public School	JK to Gr.6	119 Rosedale Heights Drive	416-393-9380

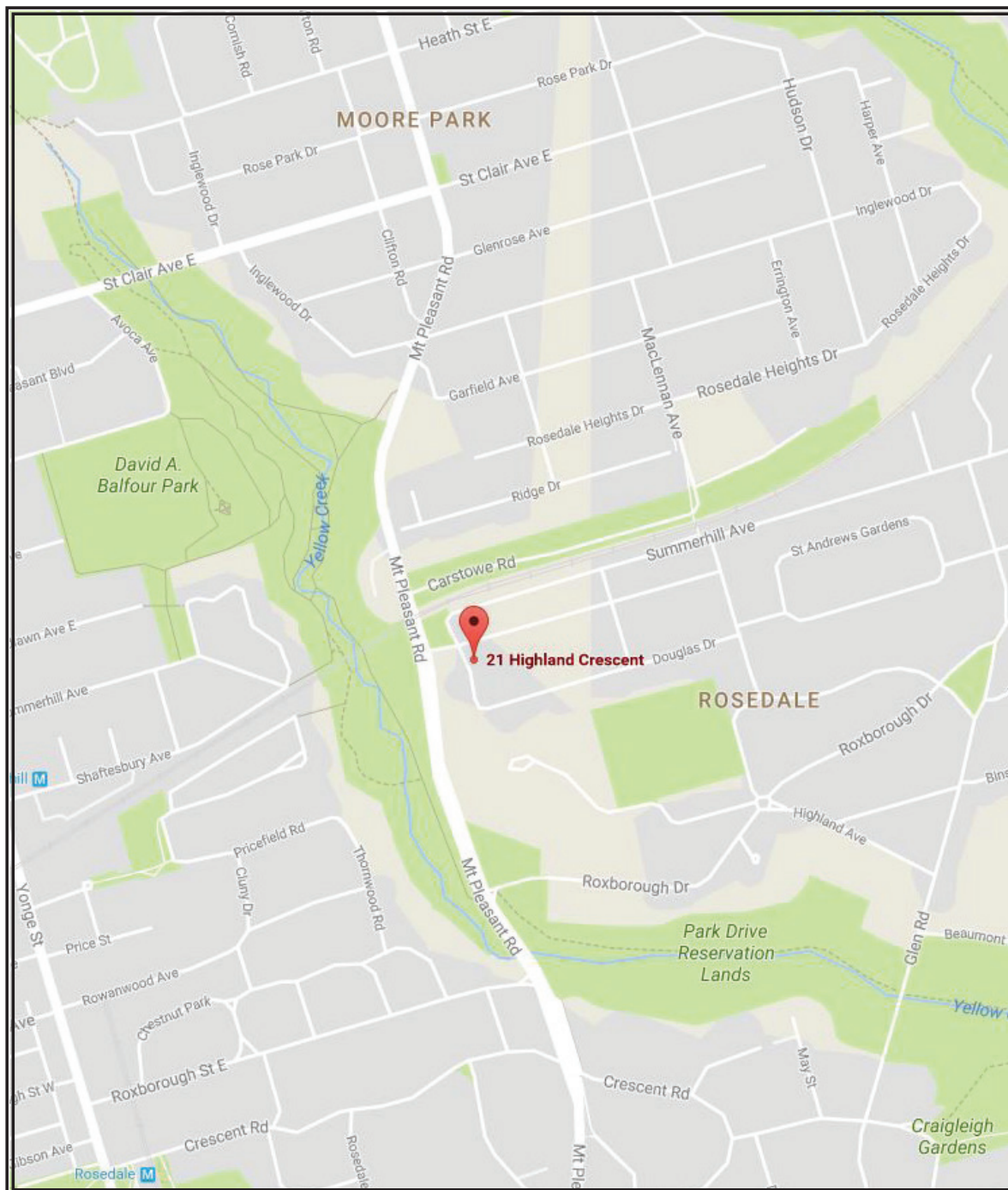
Catholic:

Our Lady of Perpetual Help	JK to Gr. 8	1 1/2 Garfield Avenue	416-393-5239
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Public High Schools:

Jarvis Collegiate	Gr. 9 to 12	495 Jarvis Street	416-393-0140
Northern Secondary	Gr. 9 to 12	851 Mt. Pleasant Road	416-393-0270

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