

	150 Douglas Dr	Sold: \$4,200,000
	Toronto Ontario M4W2B7	List: \$4,295,000
Toronto C09 Rosedale-Moore Park Toronto 115-21-P		
Taxes: \$17,976.96 / 2017	For: Sale	% Dif: 98
Contract Date: 9/14/2017	Sold Date: 10/25/2017	
SPIS: N	Last Status: Sld	DOM: 41
Detached	Fronting On: N	Rms: 11 + 3
2 1/2 Storey	Acreage:	Bedrooms: 5 + 1
	40 x 138.16 Feet	Washrooms: 5
	Irreg: Mutual Drive + Right	1x2xMain, 1x5x2nd, 1x3x2nd,
	Of Way	1x3x3rd, 1x4xLower
Dir/Cross St: Glen And Douglas		

MLS#: C3927773	PIN#:	
Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Drive: Mutual	Cable TV: Hydro:
Basement: Finished	Gar/Gar Spcs: None / 0.0	Gas: Phone:
Fireplace/Stv: Y	Drive Park Spcs: 2	Water: Municipal
Heat: Radiant / Gas	Tot Prk Spcs: 2	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac:	Pool: None	Waterfront:
Apx Age: 100+	Prop Feat:	Retirement:
Apx Sqft: 3500-5000		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Spec Desig: Heritage
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.99	x 12.50	Bay Window	Fireplace	Crown Moulding
2	Dining	Main	17.48	x 13.68	Window	Crown Moulding	Hardwood Floor
3	Kitchen	Main	15.84	x 14.83	Open Concept	B/I Appliances	Centre Island
4	Family	Main	18.01	x 15.32	Built-In Speakers	W/O To Deck	Hardwood Floor
5	Breakfast	Main	9.32	x 9.15	Combined W/Family	Hardwood Floor	
6	Master	2nd	18.01	x 14.83	Cathedral Ceiling	W/O To Sundeck	Window
7	2nd Br	2nd	17.48	x 12.66	Window	Closet	Hardwood Floor
8	3rd Br	2nd	12.82	x 12.76	Window	Closet	Hardwood Floor
9	4th Br	3rd	16.17	x 14.99	Window	Closet	
10	5th Br	3rd	13.74	x 10.17	Window		
11	Rec	Lower	24.01	x 16.99	Window		
12	Br	Lower	12.17	x 10.66	Window		

Client Remks: Prime North Rosedale Location On Coveted "Circle" Of Douglas Dr-Best Family St. In Rosedale! Exquisite Full Renovation Designed By Drawing Room & Meticulously Rebuilt To The Highest "Green" Quality By South Park Design Build. Abundance Of Natural Light Thru/Out; 9' Soaring Ceilings On Main; Custom Chefs Kitchen Open To Family Rm & Brkfst Area; Spect Back Garden Oasis; 5+1 Bdrms; Master Suite W/ Cathedral Ceilings; 2nd Floor Laundry Rm & LI Laundry & 8' Ceil

Extras: Over 5000+Sf Of Living Space; Amazing Entertaining Hm; Incredible Walk In Mudrm; Side Entrance; Complete Perfection-Must Be Seen To Truly Appreciate The Attention To Detail. Walk To Whitney, Olph, Branksome Hall, Chorley & Rosedale Parks.

Listing Contracted With: ROYAL LEPAGE TERREQUITY OXLEYROBERT REAL ESTATE, BROKERAGE 416-495-2939