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|  | 88 Binscarth Rd | Sold: \$5,700,000 |
| | Toronto Ontario M4W 1Y4 | List: \$5,895,000 |
| Toronto C09 Rosedale-Moore Park Toronto 115-21-P | | |
| Taxes: \$22,813.19 / 2017 | For: Sale | % Dif: 97 |
| Contract Date: 5/23/2017 | Sold Date: 6/28/2017 | |
| SPIS: N | Last Status: Sld | DOM: 36 |
| Detached | Fronting On: N | Rms: 12 + 2 |
| 2 1/2 Storey | Acreage: | Bedrooms: 6 + 1 |
| | 50 x 150 Feet | Washrooms: 6 |
| | Irreg: | 1x2xMain, 1x5x2nd, 1x4x2nd, 2x4x3rd, 1x4xLower |
| Dir/Cross St: Binscarth/Glen Rd | | |

| | | |
|---------------------------------|--|--------------------------------|
| MLS#: C3813100 | PIN#: | |
| Kitchens: 1 | Exterior: Brick | Zoning: |
| Fam Rm: Y | Drive: Private | Cable TV: Hydro: |
| Basement: Finished | Gar/Gar Spcs: Detached / 1.0 | Gas: Phone: |
| Fireplace/Stv: Y | Drive Park Spcs: 5 | Water: Municipal |
| Heat: Forced Air / Gas | Tot Prk Spcs: 6 | Water Supply: |
| A/C: Central Air | UFFI: | Sewer: Sewers |
| Central Vac: Y | Pool: Inground | Waterfront: |
| Apx Age: 100+ | Prop Feat: Park, Ravine, School | Retirement: |
| Apx Sqft: 5000+ | | Farm/Agr: |
| Assessment: POTL: | | Oth Struct: |
| POTL Mo Fee: | | Spec Desig: Heritage |
| Laundry lev: Lower | | |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|----|-----------|-------|-------------|------------|----------------|----------------|----------------|
| 1 | Living | Main | 20.01 | x 18.99 | Hardwood Floor | Fireplace | Window |
| 2 | Dining | Main | 16.17 | x 14.17 | Hardwood Floor | Crown Moulding | Window |
| 3 | Family | Main | 20.73 | x 11.68 | Hardwood Floor | Gas Fireplace | W/O To Deck |
| 4 | Kitchen | Main | 23.48 | x 10.33 | Quartz Counter | Centre Island | Hardwood Floor |
| 5 | Breakfast | Main | 10.82 | x 8.59 | Skylight | Hardwood Floor | O/Looks Garden |
| 6 | Master | 2nd | 19.09 | x 11.09 | 5 Pc Ensuite | W/I Closet | Hardwood Floor |
| 7 | 2nd Br | 2nd | 14.33 | x 13.74 | 4 Pc Ensuite | Hardwood Floor | Closet |
| 8 | 3rd Br | 2nd | 16.99 | x 13.25 | Hardwood Floor | Window | Closet |
| 9 | 4th Br | 3rd | 14.83 | x 12.66 | Hardwood Floor | Window | Closet |
| 10 | 5th Br | 3rd | 15.42 | x 12.50 | Hardwood Floor | Window | Closet |
| 11 | Br | 3rd | 15.91 | x 14.07 | W/O To Deck | 4 Pc Ensuite | Hardwood Floor |
| 12 | Rec | Lower | 28.34 | x 8.92 | Pot Lights | Heated Floor | Window |

Client Remks: Landmark, Much-Admired Heritage Romanesque Revival On One Of Rosedale's Favourite Streets. Completely Renovated In A Classic Style, Which Suits Contemporary Or Traditional Furnishings. Wonderful Family Home With High Ceilings, Large And Elegant Principal Rooms Perfect For Entertaining, With Kitchen, Family, And Breakfast Rooms Ideal For Family Or Informal Gatherings. Elegant Back Garden With Lap Pool And Covered Seating Area. Lower Lev Incl Large Nanny Suite.

Extras: Two A/C Systems, 800-Bottle Temp-Controlled Wine Cellar. See Feature Sheet For Complete List Of Renovations/Upgrades And Inclusions. Heated Walkway/Driveway. Over 6100 Feet Of Finished Space. Heritage C Designation.

Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE 416-925-9191