



70 Rose Park Dr **List: \$4,699,000 For: Sale**
Toronto Ontario M4T 1R1
 Toronto C09 Rosedale-Moore Park Toronto 115-20-N
SPIS: N **Taxes: \$17,997.50 / 2018** **DOM: 0**

Detached **Front On: N** **Rms: 13 + 2**
Link: N **Acre:** **Bedrooms: 4 + 1**
 2 1/2 Storey **Washrooms: 6**
 2x2, 1x5x2nd, 1x6x2nd, 1x4x3rd,
 1x3xLower
Lot: 50 x 143 Feet Irreg:
Dir/Cross St: West Of Mt Pleasant

MLS#: C4442502 **Contract Date: 5/08/2019** **PIN#:**
Possession Date: 8/16/2019

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: 51-99 Apx Sqft: 3500-5000 Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Upper Phys Hdcap-Eqp:	Exterior: Brick Drive: Private Gar/Gar Spcs: Attached / 1.0 Drive Park Spcs: 2 Tot Prk Spcs: 3.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fenced Yard, Library, Park, Public Transit, Ravine, School	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Ag: Waterfront: Retirement: Oth Struct: Garden Shed
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.74	x 11.81	Bay Window	Fireplace	B/I Shelves
2	Dining	Main	14.43	x 11.81	Bay Window	O/Looks Family	Hardwood Floor
3	Kitchen	Main	20.66	x 8.86	Combined W/Family	Centre Island	O/Looks Family
4	Family	Main	20.66	x 15.74	Gas Fireplace	B/I Bookcase	W/O To Yard
5	2nd Br	2nd	13.12	x 10.17	W/I Closet	Window	Hardwood Floor
6	3rd Br	2nd	13.12	x 9.84	Window	Hardwood Floor	Double Closet
7	Master	2nd	18.04	x 13.45	2 Way Fireplace	6 Pc Ensuite	W/I Closet
8	Office	In Betwn	14.43	x 8.53	Window	B/I Desk	Hardwood Floor
9	4th Br	3rd	15.74	x 11.81	4 Pc Ensuite	Closet	Balcony
10	5th Br	Lower	11.81	x 11.15	Heated Floor	3 Pc Bath	Double Closet
11	Exercise	Lower	16.07	x 11.15			
12	Rec	Lower	23.62	x 14.76	Heated Floor	2 Pc Bath	Wet Bar

Client Remks: Dream Home In Pocket Of Moore Pk Close To Yonge. Rare 50-Ft Lot! Year-Long Reno Top To Bottom Incl. 3-Storey Addition. Everything Thought Out. Stylish, Contemporary, Large Principal Rooms. Stunning Kit/Fam Rm. Fab Master W/Dressing Rm And Beautiful Ensuite, Balc O/Looking Back Gdn, Two More Large Bdrms + 3rd Fl Guest//Nanny/Teen Suite W/Ensuite. Sep. Level Fabulous Office Surrounded By Windows. Lower Level Nanny/Guest Bdrm, Gym W/Sep. Temp Control, Rec Rm.
Extras: Huge Mudroom Incl. Dog Shower. Special Hidden Kids' Playroom. Smart Home W/Many Features Listed In Attached Feature Sheet. In-Floor Heated Lower Level And All Baths Except Powder Rm, Ota Antenna (Approximately 30 Free Channels).

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