

	70 Rosehill Ave 705	Sold: \$3,650,000
	Toronto Ontario M4T2W7	List: \$3,495,000
Toronto C09 Rosedale-Moore Park Toronto 115-20-N % Dif: 104		
For: Sale	SPIS: N	DOM: 6
Taxes: \$15,508.35 / 2020		
Condo Apt	#Shares%:	Rms: 7
Apartment	Locker#: S-30	Bedrooms: 2
Unit#: 1	Locker Lev/Unit:	Washrooms: 3
Corp#: MTCC / 646	Locker Unit:	1x2xFlat, 1x3xFlat, 1x5xFlat
	Level: 8	
Dir/Cross St: Yonge & St Clair		
Prop Mgmt: Crossbridge Condominium Services (On-Site): 416-968-3092		

MLS#: C4970320	Contract Date: 10/28/2020	Sold Date: 11/03/2020	PIN#:
Kitchens: 1	Pets Perm: Restrict	Balcony: Open	
Fam Rm: Y	Locker: Exclusive	Ens Lndry: Y	
Basement: None	Maint: \$3,179.24	Lndy Lev: Main	
Fireplace/Stv: Y	A/C: Central Air	Exterior: Brick	
Heat: Heat Pump / Gas	Central Vac:	Gar/Gar Spcs: Undergrnd / 2.0	
Apx Age:	UFFI:	Park/Drive: Undergrnd	
Apx Sqft: 2250-2499	Elev/Lift: Y	Park Type: Owned / Owned	
Sqft Source: 2400 Sf As Per Mpac	Retirement:	Park/Drv Spcs: 0	Tot Prk Spcs: 2.0
Exposure: Sw	Taxes Incl: N	Water Incl: Y	#: Pb45 #:
Assessment:	Heat Incl: N	Hydro Incl: N	Pb46
Spec Desig: Unknown	Cable TV Incl: Y	CAC Incl: N	Park \$/Mo:
Phys Hdcap-Eqp:	Bldg Ins Incl: Y	Prkg Incl: Y	Prk Lvl/Unit: Level B Unit 45 / Level B Unit 46
	Cert Level:	Energy Cert:	Bldg Amen: Concierge, Exercise Room, Indoor Pool, Party/Meeting Room, Security Guard, Visitor Parking
	GreenPIS:		Com Elem Incl: Y
	Prop Feat: Clear View, Library, Park, Place Of Worship, Public Transit, Ravine		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Flat	14.99	x 7.41	Renovated	Open Concept	2 Pc Bath
2	Living	Flat	21.16	x 13.68	Open Concept	Fireplace	South View
3	Dining	Flat	17.48	x 15.84	Open Concept	South View	W/O To Balcony
4	Kitchen	Flat	11.74	x 10.82	Renovated	Combined W/Family	West View
5	Breakfast	Flat	11.41	x 7.51	Combined W/Kitchen	Combined W/Family	W/O To Balcony
6	Family	Flat	16.76	x 11.09	Open Concept	Combined W/Kitchen	B/I Desk
7	Master	Flat	18.83	x 14.33	W/I Closet	W/I Closet	W/O To Balcony
8	Bathroom	Flat	14.76	x 12.17	5 Pc Ensuite	Renovated	Separate Shower
9	2nd Br	Flat	17.91	x 11.32	W/I Closet	Closet	North View
10	Bathroom	Flat	8.76	x 6.33	3 Pc Ensuite	Renovated	Separate Shower
11	Laundry	Flat	10.43	x 7.74	Separate Rm	Laundry Sink	B/I Shelves

Client Remks: Welcome To This Grand, Elegant & Superbly Renovated Corner Suite At One Of Toronto's Most Exclusive Boutique Buildings. Your Direct Elevator Access Opens To 2400 Sq Ft Of Beautifully Proportioned "House-Like" Living Space W/Absolutely Breathtaking South & West Panoramic Views Of The City Skyline, Cn Tower & David Balfour Park. Wonderful Open-Concept Gourmet Kitchen, Breakfast Area & Family Room W/Custom Cabinetry And A Walk Out To A 47 Ft Covered Balcony!

Extras: Gracious Formal Living & Dining Rooms W/Rare Wood-Burning Fireplace. Luxurious Master Retreat W/5Pc Ensuite & His/Her Walk-In Closets. Sep Laundry Rm. Ensuite Disposal Chute. 24Hr Concierge & Gatehouse Security. Valet Parking. Indoor Pool.

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