



**36 Astley Ave** **List: \$3,749,000 For: Sale**  
**Toronto Ontario M4W 3B4**  
 Toronto C09 Rosedale-Moore Park Toronto  
**SPIS: N** **Taxes: \$15,950.95/2024** **DOM: 0**

Detached **Front On: W** **Rms: 9 + 1**  
**Link: N** **Acre:** **Bedrooms: 5**  
 2 1/2 Storey **Washrooms: 5**  
 1x2xMain, 1x4x2nd, 1x3x2nd,  
 1x3x2nd, 1x4x3rd

**Lot: 25.93 x 136.49 Feet Irreg: irregular**  
**Dir/Cross St: Douglas Drive & Glen Rd**

**MLS#: C9311769** **PIN#: 103931088**  
**Assignment: N** **Fractional Ownership: N**  
**Possession Remarks: mid-December**

<b>Kitchens:</b> 1	<b>Exterior:</b> Stone / Stucco/Plaster	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Drive:</b> Private	<b>Cable TV:</b>
<b>Basement:</b> Finished / Walk-Up	<b>Gar/Gar Spcs:</b> Built-In / 1	<b>Hydro:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive Park Spcs:</b> 2	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Tot Prk Spcs:</b> 3	<b>Phone:</b>
<b>A/C:</b> Central Air	<b>UFFI:</b>	<b>Water:</b> Municipal
<b>Central Vac:</b>	<b>Pool:</b> None	<b>Water Supply:</b>
<b>Apx Age:</b> 6-15	<b>Energy Cert:</b> N	<b>Sewer:</b> Sewers
<b>Apx Sqft:</b>	<b>Cert Level:</b>	<b>Spec Desig:</b> Unknown
<b>Assessment:</b>	<b>GreenPIS:</b> N	<b>Farm/Agr:</b>
<b>POTL:</b> N	<b>Prop Feat:</b> Family Room, Fireplace/Stove	<b>Waterfront:</b>
<b>POTL Mo Fee:</b>		<b>Retirement:</b> N
<b>Elevator/Lift:</b>		<b>Oth Struct:</b>
<b>Laundry Lev:</b> Upper		
<b>Phys Hdcap-Eqp:</b> N		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.16	x 12.76	Gas Fireplace	B/I Bookcase	Hardwood Floor
2	Dining	Main	12.93	x 12.17	Open Concept	Hardwood Floor	Combined W/Living
3	Kitchen	Main	18.34	x 13.91	Open Concept	Combined W/Family	Stone Counter
4	Family	Main	18.34	x 12.99	B/I Bookcase	Gas Fireplace	W/O To Patio
5	Prim Bdrm	2nd	18.41	x 12.07	4 Pc Ensuite	W/I Closet	Gas Fireplace
6	2nd Br	2nd	12.99	x 10.93	3 Pc Ensuite	Window	Hardwood Floor
7	3rd Br	2nd	11.15	x 9.09	3 Pc Ensuite	Window	Closet
8	4th Br	3rd	17.26	x 12.6	4 Pc Bath	W/O To Terrace	Gas Fireplace
9	5th Br	3rd	16.24	x 9.32	Window	Closet	Hardwood Floor
10	Rec	Lower	18.01	x 17.32	4 Pc Bath	B/I Bar	Walk-Up

**Client Remks:** This family home in north Rosedale has it all! Built 15 years ago and recently updated. Contemporary with a traditional feel. The open concept main floor features spacious principal rooms, a large kitchen and family room leading to the patio and a deep west-facing garden. Includes five fireplaces! Five large bedrooms, three with ensuites. Beautiful primary suite with sitting area, 5-piece bath and walk-in closet. The sunny third-floor deck overlooks the deep back garden. Built-in garage with direct access to lower level. Rec room walks up to private, deep back garden.

**Extras:** Two solar panels. Two sump pumps. 1-inch water line! Plumbing in lower level for additional washer & dryer. In-ground sprinkler system not functional, heated driveway obsolete (sch C). Some furniture negotiable.

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