



HEAPS ESTRIN

REAL ESTATE TEAM



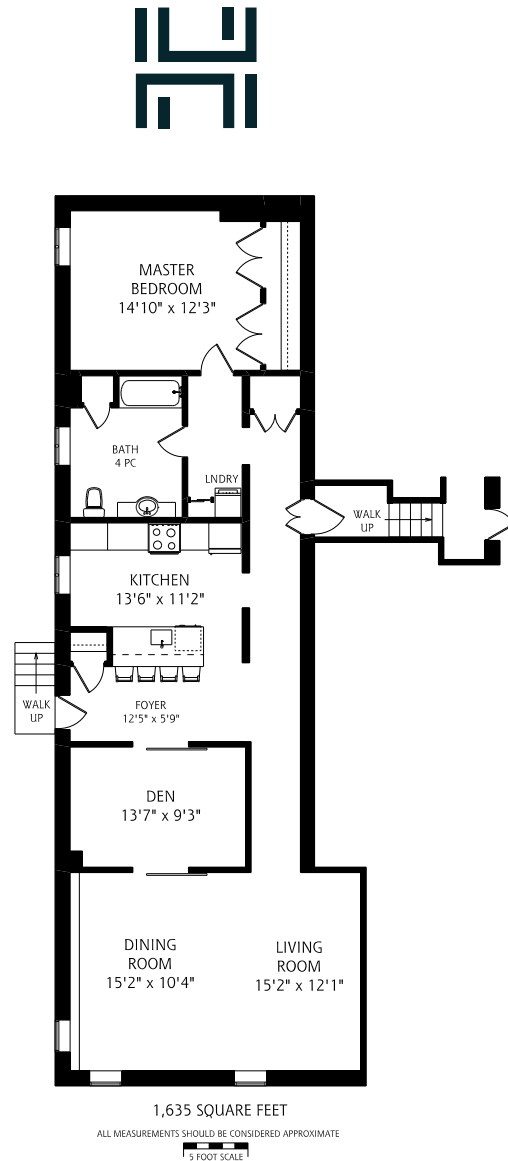
120A Rosedale Heights Drive



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Welcome to 120A Rosedale Heights Drive, a unique and rare opportunity for condominium living in the heart of Moore Park. With a true New York vibe, it is a bungalow alternative in a building with great space and wonderful neighbours. Professionally designed, the foyer with hall closet leads into a beautiful kitchen with marble countertops, breakfast island, stainless steel appliances and an abundance of storage. Ideal layout with a great sized dining room overlooking the living room. Spacious master bedroom with two double closets with built-ins and a four piece ensuite bathroom surrounded by marble. There is an additional large den with pocket doors for privacy, which could easily be converted into a second bedroom. 120A Rosedale Heights Drive is a beautiful combination of striking design and great flow for everyday living. Steps to Whitney Junior Public School and the green space it offers, close proximity to Mooredale House, the Evergreen Brickworks and easy access to the downtown core.

Features



- Professionally designed by Melody Duron
- Convenient separate side entrance with direct access to suite
- Spacious kitchen with custom white cabinetry and marble countertops, breakfast island with ample seating and stainless steel appliances
- Dining room boasts laminate hardwood floors and overlooks living room; ideal for entertaining
- Living room has laminate hardwood floors and an abundance of light
- Master bedroom has two double closets with custom built-ins and four piece ensuite with marble floors, custom vanity with marble countertops and a shower/bathtub combination with white tile surrounding
- Ensuite laundry with stackable front loading washer and dryer
- Large den offers pocket doors for privacy, and is spacious enough to easily be converted into a second bedroom
- An abundance of natural light throughout
- Separately metered (shared meter for common areas)
- Great school district including Whitney Junior Public School, Deer Park Junior and Senior Public School, North Toronto CI, Northern, Our Lady of Perpetual Help, and St. Joseph's College School
- Close proximity to some of Toronto's best private schools: Greenwood College, Branksome Hall, Upper Canada College and Bishop Strachan School
- Close proximity to Mooredale House, a fabulous local Community Centre with children's programming, camps, pool, preschool etc.
- A short walk to the Brick Works Market on the weekend or wind your way through the city on the walking and bike trails
- Walking distance to the ravine, TTC and the shops of Summerhill Avenue
- Minutes to the downtown core

INCLUSIONS

- Fisher and Paykel refrigerator
- GE Profile Convection microwave
- GE Stove
- Miele dishwasher
- LG front loading washer and dryer

EXCLUSIONS

- None

Details

MAINTENANCE FEES

\$154.67

TAXES

\$2,800.62 (2020)

POSSESSION

60 days or TBD

PARKING

One car parking



HEAPS ESTRIN

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We are a team of passionate and dedicated professionals who strive to ensure that each client's unique needs are met. Our goal is to deliver every client with a full service real estate experience that exceeds all expectations.



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