

FOR SALE | DETACHED | MLS# C13874178

44 Standish Avenue, Toronto, ON M4W 3B1

Rosedale-Moore Park, Toronto · M4W 3B1

C$ 2,899,000

5	5	2,250	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Fabulous contemporary home in Rosedale! Over 2,900 square feet on four floors, the lower level is partially at grade and offers incredible natural light and a walkout from the recreation room to the garden. Detached home with four bedrooms, plus a fifth bedroom/home office in the lower level. Minimalist aesthetic throughout, very stylish and a stunning opportunity on this pretty tree-lined street. Heated Brazilian Ipe hardwood floors throughout, a dramatic glass/steel staircase, large picture windows throughout drenching the house in sunlight and multiple walkouts. Enjoy the chef's kitchen with a large centre island with breakfast bar, quartz countertops, views over the garden and as well as a concealed office nook. The generous primary retreat offers a bedroom, a sitting area, walkout to private balcony, as well as a walk-in closet and a spa-like three piece ensuite washroom. The third floor with two bedrooms is bright and airy and offers a sun deck that can be enjoyed to watch the seasons change. The lower level is a seamless extension of the home, with a recreation room features a kitchenette (plumbed for a full kitchen) affording this level a lot of versatility as a possible in-law suite. A rare garden studio at the rear of the property provides endless possibilities (gym, art studio/workshop) and completes this special offering. Oversized one-car garage plus additional parking. Walk to area schools including Whitney Public School and Branksome Hall. The Summerhill Market is also just steps away as is Chorley Park and the extensive ravine system. Walk to Rosedale bus at the end of the street for quick transit to Rosedale Station. Excellent access to the Bayview Extension to downtown core in minutes or to the DVP.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Walk-Up
FACING	West
AREA RANGE	2000-2500 sqft
PARKING	2 spaces
ANNUAL TAX	$15,009
POSTAL CODE	M4W 3B1
NEIGHBOURHOOD	Rosedale-Moore Park

ROOM BREAKDOWN

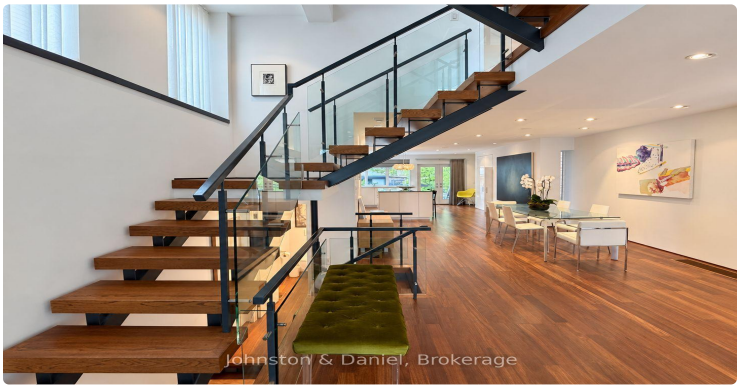
ROOM	LEVEL	DIMENSIONS	FEATURES

Foyer	Main	—	Slate Flooring, Glass Doors, Recessed Lighting
Dining Room	Main	—	Hardwood Floor, Picture Window, Overlooks Frontyard
Living Room	Main	—	Hardwood Floor, Gas Fireplace, Open Concept
Kitchen	Main	—	Quartz Counter, Centre Island, Breakfast Bar
Primary Bedroom	Second	—	3 Pc Ensuite, Walk-In Closet(s), W/O To Balcony
Office	Second	—	Hardwood Floor, 3 Pc Ensuite, Picture Window
Bedroom 3	Third	—	Hardwood Floor, Picture Window, East View
Bedroom 4	Third	—	Hardwood Floor, W/O To Sundeck, B/I Bookcase
Recreation	Lower	—	Gas Fireplace, Walk-Up, Combined w/Kitchen
Bedroom 5	Lower	—	Hardwood Floor, B/I Bookcase, Above Grade Window

GALLERY


Johnston & Daniel, Brokerage


Johnston & Daniel, Brokerage


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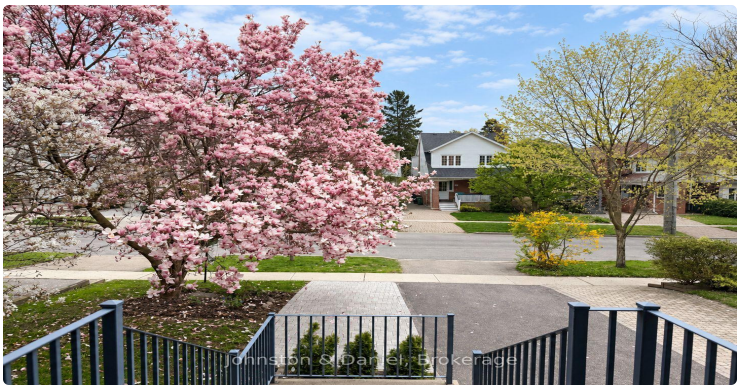

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LISTING AGENT

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