



FOR SALE

DETACHED

MLS# C14095964

# 50 Nanton Avenue, Toronto, ON M4W 2Y9

Rosedale-Moore Park, Toronto · M4W 2Y9

C\$ 5,295,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 6        | 4         | 3,250 | 5       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

A magnificent Rosedale Grand Dame! Set majestically on an exceptional 50' x 150' lot in coveted South Rosedale, this distinguished red-brick residence offers extraordinary proportions, timeless elegance & undeniable presence. Rich in architectural character, w/soaring ceilings, natural light & beautifully scaled principal rooms, this is a home that captures the grandeur of a bygone era. Six generous bedrooms provide wonderful space for a growing family, while gracious entertaining rooms set the stage for memorable gatherings. A home of substance & character, where generations can gather & cherished memories unfold. The magnificent 150' deep property is equally compelling. A rare circular driveway creates a gracious arrival, while a garage w/ direct access to the rear garden adds everyday convenience. Beyond, a private backyard oasis awaits, w/an inground pool, expansive outdoor entertaining space & ample room for children to play. An extraordinary setting for summer afternoons by the pool, family celebrations & evenings under the stars. Nestled on one of South Rosedale's most desirable, family-friendly streets, where children grow up together, neighbours become lifelong friends & a beloved annual street party celebrates a wonderful sense of community. Just steps to Branksome Hall & a short stroll to Rosedale Junior Public School, Castle Frank subway, neighbourhood shops & restaurants. Lovingly preserved, w/remarkable original character & exceptional bones, 50 Nanton presents an increasingly rare opportunity: move in & enjoy its timeless charm, or undertake a thoughtful transformation to create a spectacular residence for generations to come. Grand in scale, gracious in spirit & extraordinary in potential. A landmark Rosedale residence marrying old-world elegance, family warmth & an enviable lifestyle. Properties of this stature, on lots of this significance, are seldom available. An exceptional opportunity to write the next chapter of a magnificent home.

### FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace

### PROPERTY DETAILS

|                |                     |
|----------------|---------------------|
| PROPERTY TYPE  | Detached            |
| LISTING STATUS | For Sale            |
| STYLE          | 3-Storey            |
| PROPERTY TYPE  | Detached            |
| BASEMENT       | Partially Finished  |
| FACING         | West                |
| AREA RANGE     | 3000-3500 sqft      |
| PARKING        | 5 spaces            |
| ANNUAL TAX     | \$23,319            |
| POSTAL CODE    | M4W 2Y9             |
| NEIGHBOURHOOD  | Rosedale-Moore Park |

## ROOM BREAKDOWN

| ROOM            | LEVEL  | DIMENSIONS | FEATURES                                               |
|-----------------|--------|------------|--------------------------------------------------------|
| Foyer           | Main   | —          | Ceramic Floor, Closet                                  |
| Living Room     | Main   | —          | Broadloom, Bay Window                                  |
| Dining Room     | Main   | —          | Broadloom, Bay Window, W/O To Deck                     |
| Kitchen         | Main   | —          | Eat-in Kitchen, Pantry, Ceramic Floor                  |
| Breakfast       | Main   | —          | W/O To Yard, Window                                    |
| Family Room     | Main   | —          | Broadloom, Fireplace                                   |
| Primary Bedroom | Second | —          | His and Hers Closets, 6 Pc Ensuite, Overlooks Backyard |
| Bedroom 2       | Second | —          | Broadloom, Fireplace, B/I Bookcase                     |
| Bedroom 3       | Second | —          | Broadloom, Walk-In Closet(s), Overlooks Frontyard      |
| Bedroom 4       | Third  | —          | Broadloom                                              |
| Bedroom 5       | Third  | —          | —                                                      |
| Bedroom         | Third  | —          | —                                                      |
| Laundry         | Lower  | —          | —                                                      |

GALLERY





## LISTING AGENT

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