


FOR SALE | DETACHED | MLS# C14147384

# 9 Cornish Road, Toronto, ON M4T 2E3

Rosedale-Moore Park, Toronto · M4T 2E3

## C$ 2,895,000

| 5 | 3 | 2,250 | 1 | — | For Sale |
|---|---|---|---|---|---|
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE |

## ABOUT THIS PROPERTY

Set on a leafy street in sought-after Moore Park, this detached four-bedroom home pairs timeless character with an exceptional midtown lifestyle. A generous foyer with ample coat storage is wonderfully practical, particularly during the winter months. The spacious main floor features inviting interiors with newly refinished hardwood floors, stained-glass accents and decorative millwork. The living room's wood-burning fireplace creates a warm gathering place, complemented by a separate dining room for entertaining. The kitchen offers extensive cabinetry and connects to the sunny family room, where a gas fireplace warms the space, and glass doors overlook the beautiful gardens. Upstairs, four bedrooms include a distinctive primary retreat with vaulted ceilings, exposed wood beams, an arched feature window, gas fireplace, generous closets and a three-piece ensuite. Three additional bedrooms share a five-piece bathroom. The lower level provides flexible living space with a gas fireplace, built-in storage, an additional bedroom, a three-piece bathroom, laundry and a separate side entrance. Outside, mature perennial gardens, an interlocking patio and winding flagstone paths create beautiful settings for outdoor dining and quiet afternoons. One parking space via a mutual driveway completes this charming home, bringing together comfortable interiors, a beautiful garden and the convenience of a connected neighbourhood. Nearby public schools include Deer Park Junior and Senior Public School and many private schools, including Branksome, BSS, UCC and The York School. The shops, cafes and restaurants of vibrant Yonge and St. Clair are close at hand. Convenient access to St. Clair subway station and TTC connections simplifies city living, with the Beltline, Moore Park Ravine and Evergreen Brick Works offering a welcome connection to nature.

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

### PROPERTY DETAILS

| | |
|---|---|
| PROPERTY TYPE | Detached |
| LISTING STATUS | For Sale |
| STYLE | 2-Storey |
| PROPERTY TYPE | Detached |
| BASEMENT | Finished |
| FACING | East |
| AREA RANGE | 2000-2500 sqft |
| PARKING | 1 spaces |
| ANNUAL TAX | $12,914 |
| POSTAL CODE | M4T 2E3 |
| NEIGHBOURHOOD | Rosedale-Moore Park |

## ROOM BREAKDOWN

| ROOM | LEVEL | DIMENSIONS | FEATURES |
|---|---|---|---|
| Foyer | Main | — | — |
| Living Room | Main | — | — |
| Dining Room | Main | — | — |
| Kitchen | Main | — | — |
| Family Room | Main | — | — |
| Primary Bedroom | Second | — | — |
| Bedroom 2 | Second | — | — |
| Bedroom 3 | Second | — | — |
| Bedroom 4 | Second | — | — |
| Recreation | Lower | — | — |
| Bedroom 5 | Lower | — | — |
| Laundry | Lower | — | — |
| Utility Room | Lower | — | — |

# GALLERY

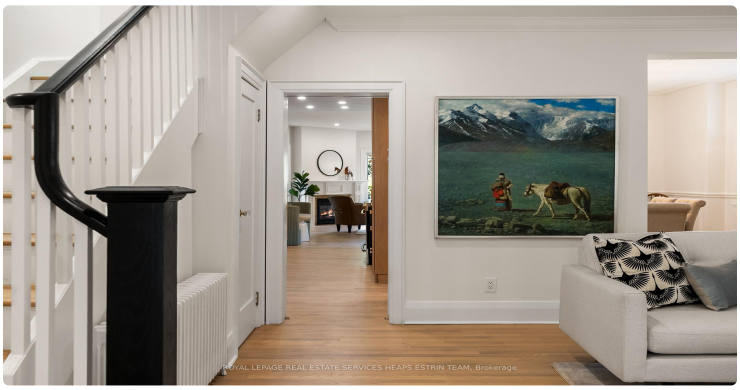
































## LISTING AGENT


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