



217 Roslin Avenue TH #6

Wanless Park

A spectacular urban chic 3+1 bedroom townhouse on a breathtaking ravine lot offering the best "turn-key" living that Toronto has to offer. This exceptionally stylish and rarely available 3-storey townhouse has 3,092sf of luxurious living space including the finished lower level. Beautifully appointed, this home offers the perfect blend of modern design and casual elegance making it an exceptional place for both entertaining and enjoying casual time with your family.

Spacious and bright, the open concept great room with gas fireplace and two-piece powder room walks out to a stone patio, rear garden and the ravine. The home boasts a gorgeous chef's kitchen with centre island, breakfast bar, granite countertops, seating area and open concept dining room. The family room is perfect for relaxing complete with a wet bar, built-in desk and a walk-out to the balcony.

The sumptuous and spacious master bedroom is a stunning private suite with a spa-like 4-piece ensuite and a large walk-in closet making for an elegant and luxurious master retreat. With two additional bedrooms, a four-piece washroom and laundry on the second floor, it is the perfect family home. The fully finished lower level has a nanny/guestroom, a 3-piece washroom, mechanicals room and storage.

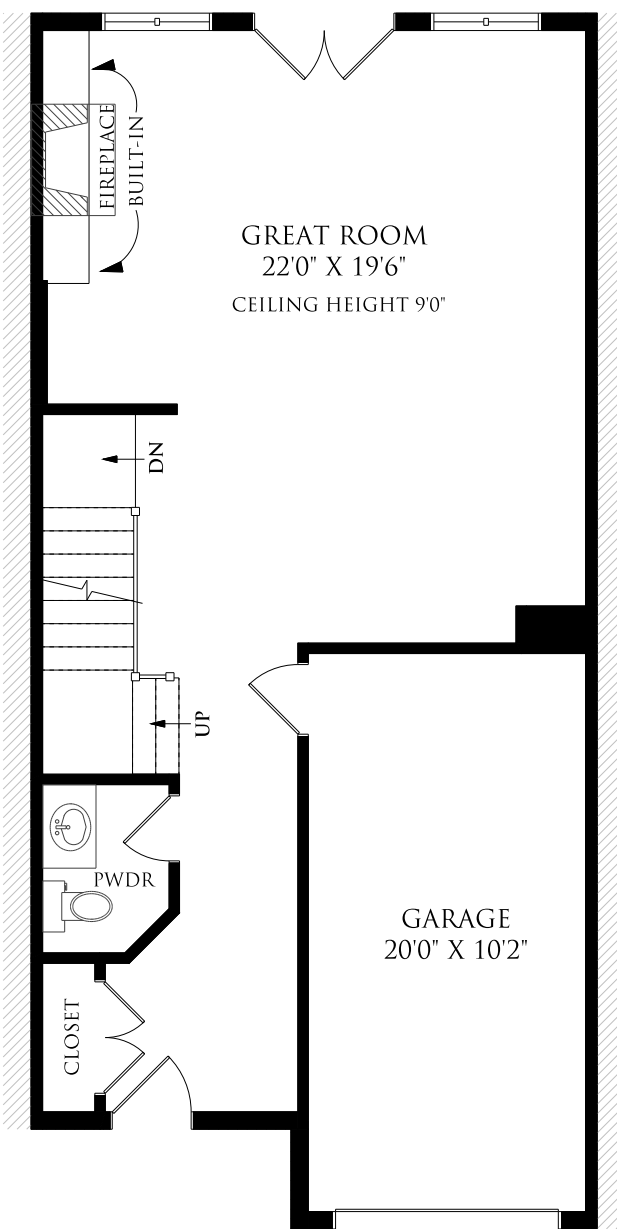
Located in a serene and tranquil enclave overlooking the Riverview Drive ravine, it is your very own private sanctuary complete with a one car garage (two car parking in total) and low maintenance (the condominium corporation handles most exterior maintenance) in the desirable neighborhood of Wanless Park.

This convenient location is within walking distance to the vibrant Yonge Street corridor and all that this family friendly neighbourhood has to offer including a multitude of shops and restaurants, great schools including Bedford Park P.S., parks and transportation. Just move in and enjoy!



MAIN FLOOR

638 square feet with 9 ft ceilings



FOYER:

- Double coat closet
- Limestone floor
- Direct access to garage
- Control pad for security system



POWDER ROOM:

- Vanity with marble counter
- Limestone floor

GREAT ROOM:

- Gas fireplace with decorative wood mantle and built-in bookcase surround
- French doors walk out to stone patio, back garden and ravine
- Hardwood flooring
- Wainscoting
- Crown mouldings
- Draperies and hardware



SECOND FLOOR

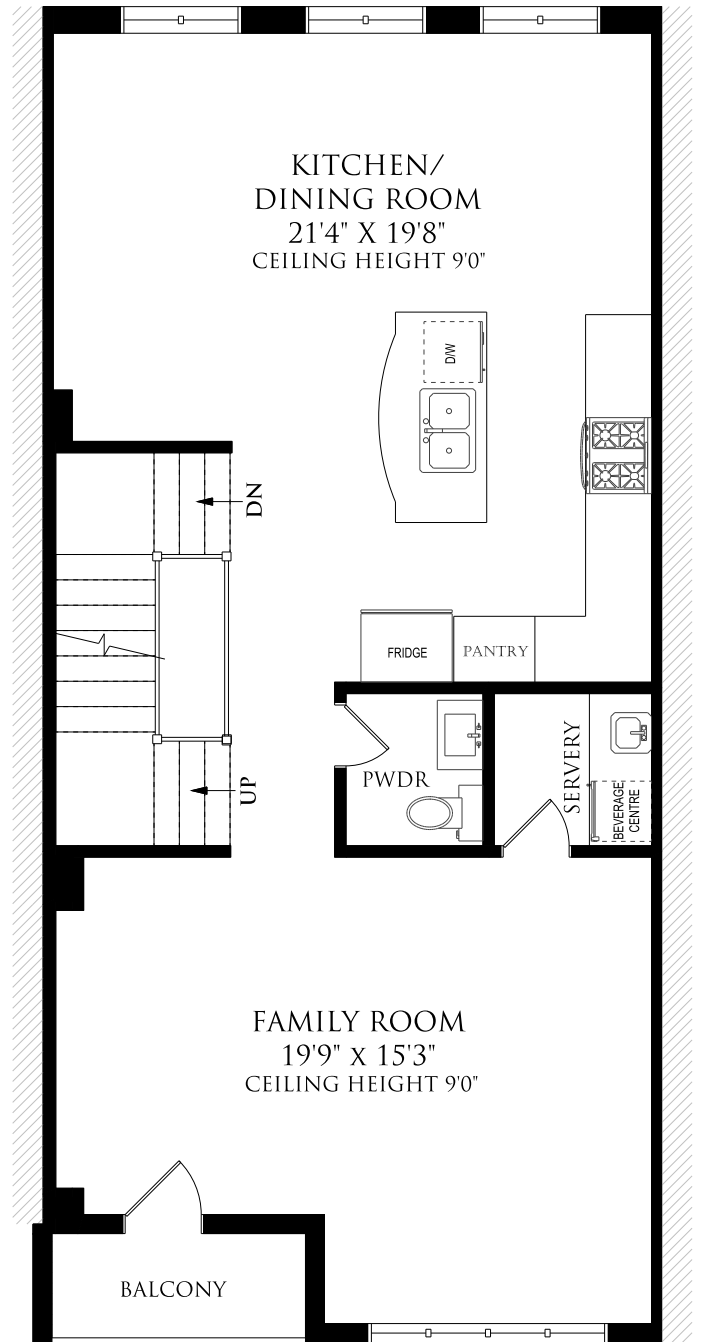
862 square feet with 9 ft ceilings

Hardwood flooring & halogen pot lights throughout



KITCHEN:

- Large windows provide abundant natural light and breathtaking ravine views
- Centre island with granite counters, breakfast bar & double sink with pull down faucet
- Custom cabinetry with granite counters & tumbled limestone backsplash
- Seating area
- Crown moulding
- Stainless steel KitchenAid stove & exhaust fan
- Amana refrigerator & freezer
- Built-in Bosch dishwasher (2014)
- KitchenAid microwave



DINING ROOM:

- Open concept combined with kitchen
- Crown moulding

FAMILY ROOM:

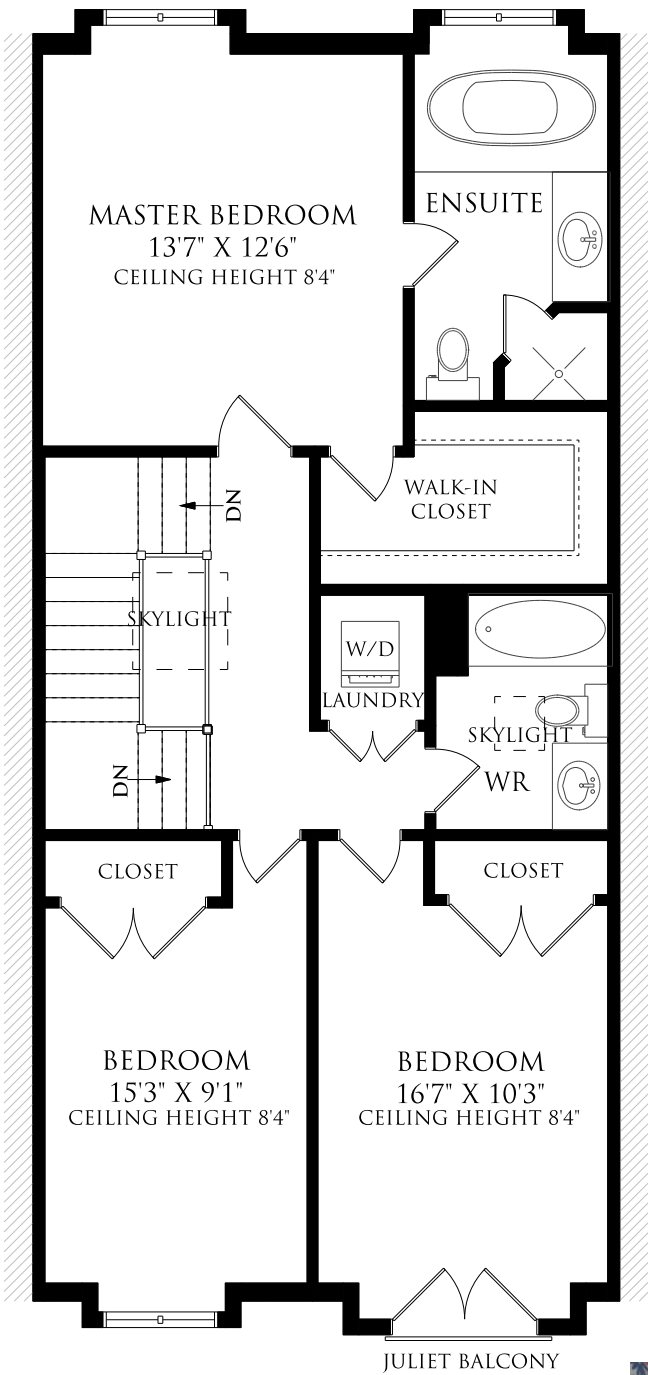
- Large windows with California shutters and door provides abundant natural light
- Wet bar with sink, granite counter, custom cabinetry and wine fridge
- Crown moulding
- Built-in desk and custom cabinetry
- Walk out to balcony

TWO PIECE POWDER ROOM



THIRD FLOOR

918 square feet with 8'4" ceilings Skylight, Halogen pot lights & crown mouldings



MASTER BEDROOM:

- Private suite with picture window overlooking ravine
- Oversize walk-in closet with built-in organizers
- Draperies and hardware
- Broadloom
- Crown moulding



4-PIECE ENSUITE WASHROOM:

- Jacuzzi soaker tub with marble surround
- Glass enclosed shower with marble surround
- Custom vanity with limestone counter
- Limestone floor



SECOND BEDROOM:

- Double closet with built-in shelving
- Broadloom
- California shutters
- Juliette balcony



FOUR-PIECE WASHROOM:

- Custom vanity with marble counter
- Combination bathtub and shower
- Skylight
- Limestone floor



THIRD BEDROOM:

- Double closet with built-in shelving
- California shutters
- Broadloom

LAUNDRY CLOSET:

- Stackable Whirlpool washer and dryer (washer as-is)



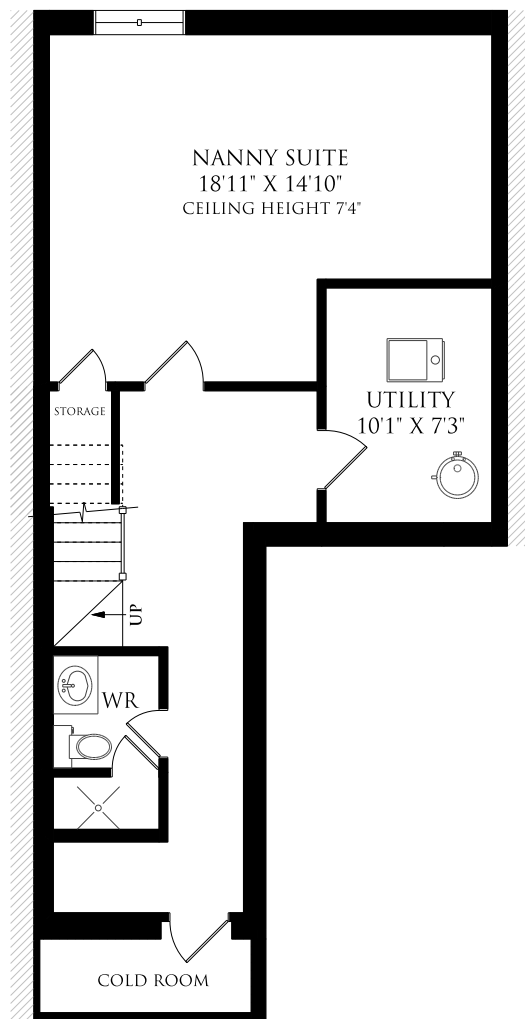
LOWER LEVEL

674 square feet

NANNY/GUEST ROOM:

- Above grade window
- Broadloom
- Under stairs storage closet

THREE-PIECE WASHROOM MECHANICAL ROOM & STORAGE COLD ROOM



ADDITIONAL INFORMATION:

TAXES: \$6,930.80 (2015)

PARKING: Built-in one car garage and driveway parking for one car providing a total of two car parking

CONDO CORP: TSCC/1583

PROPERTY MGMT: Zoran Properties Inc.

MAINTENANCE: \$600/month includes water, common elements, building insurance and parking

HEATING/COOLING: Forced air gas and central air conditioning

POSSESSION: To Be Determined

EXCLUSIONS:

- Master bedroom chandelier
- Wine refrigerator family room wet bar
- All outdoor furniture & planters
- Draperies and hardware in girl's bedrooms
- Custom built-in desk and cabinetry in 2nd floor family room

RENTAL ITEMS:

- Hot water tank
- Alarm contract, if any

UPGRADES AND IMPROVEMENTS (APPROX \$55,000+):

- New roof (completed fall 2015)
- Patio (October 2015) and water proofing (\$20,000)
- Custom built-in cabinetry & desk in family room (\$10,000)
- Custom closet built-ins 2014 (\$10,000)
- Air conditioning unit 2015 (\$2,500)
- Stair runner from Elte 2012 (\$7,000)
- Bosch dishwasher (2014)
- Kitchen pull out drawers (\$500)
- Pocket screen (\$500)
- Security (locks, cameras)

INCLUSIONS:

- Amana refrigerator and freezer
- Stainless steel KitchenAid stove, oven & exhaust fan
- Bosch built-in dishwasher (2014)
- KitchenAid microwave
- Whirlpool stackable washer ("as-is") and dryer
- Air conditioning unit (2015)
- Central Vacuum and equipment
- Alarm system (contract if any to be assumed)
- Broadloom where laid
- All electric light fixtures (except as excluded)
- All windows coverings and hardware (except as excluded)
- California shutters
- Garage door opener and 1 remote
- Nutone system ("as-is")

OFFERED FOR SALE AT \$1,449,000

Offers, if any, kindly reviewed on Monday June 13, 2016 @ 7:00pm at 217 Roslin Ave TH #6
Seller kindly requests certified deposit or bank draft to accompany offer
Carson Dunlop Pre-Listing Home Inspection Available Upon Request

#3 at Chestnut Park Real Estate Limited, Brokerage in 2015***

***Gross Commission Earned



ERIN
Sales Representative
Ashby

Chairman's Award Winner since 2012
Chestnut Park Real Estate Ltd., Brokerage
www.erinashby.com

Cell: 416-276-4849
Office: 416-925-9191
erinashby@chestnutpark.com



Brittany Poole
Sales Representative

Chestnut Park Real Estate Ltd., Brokerage
www.brittanypooles.com

Cell: 647-822-5730
Office: 416-925-9191
brittanypooles@chestnutpark.com