

CHESTNUT
PARK™

REAL ESTATE LIMITED, BROKERAGE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

102 EARL PLACE

TORONTO

New York meets Toronto on Earl Place! Stunning NY style brownstone on beautiful tree-lined cul-de-sac in the heart of downtown!

This hip and luxurious freehold townhouse is set apart by impressive proportions. With 4 storeys and over 2,300sf of interior living space it will inspire those who value space, quality design and effortless indoor/outdoor living and entertaining. "Sanctuary and space" are the new priorities and this home gives you both at an unparalleled price point of \$760 per square foot for 1,841sf above grade for trendy downtown living.

Prepare to be wowed by this spacious multi-level end-unit that is brimming with natural light. The contemporary open concept main level with soaring 11.5ft ceilings is an entertainer's dream with a gorgeous chef's kitchen, separate dining room, living room with gas fireplace, powder room and walk-out to intimate outdoor terrace complete with gas BBQ hook-up. Perfect for either urban professionals, young families or downsizers this home offers 3+1 spacious bedrooms and 4 washrooms (one on each level). Relax in your private master bedroom retreat exclusively on the third floor complete with a separate seating/office area, spa bath, massive walk-in closet, additional built-in storage and balcony with city views. The lower level has two separate entrances, a 3pc washroom and is incredibly versatile given today's need for quiet and private office space to facilitate working remotely. Alternatively, it is a great space for teenage children or as a private nanny-suite for your live-in. Enjoy the added bonus of 1 car garage parking and abundant custom built-in storage throughout.

This home is move-in ready with over \$115,000 spent in upgrades by the current owners in the past 5 years. It truly has it all including brand new sound proof/high-energy efficient European tilt and turn windows and sound proofing proving a tranquil interior, custom built-ins, a contemporary low maintenance/ high-energy efficient door, a remodelled gas fireplace, upgraded mechanicals (furnace/ AC/ hot water heater), Bosch dishwasher, an updated terrace, outdoor front stairs are being re-done and cosmetic upgrades including lighting, paint and hardware.

Welcome home to this urban enclave perfectly situated for those who appreciate all the conveniences of a metropolitan lifestyle. Just 5 minutes away from Yonge & Bloor in the heart of the city you can walk or bike to your office, transit, shopping, cafes, 5-star restaurants, boutique stores, museums, galleries, universities and hospitals. 96 Walk/96 Transit/100 Bike Score.



















INCLUSIONS

- KitchenAid stainless steel side-by-side refrigerator/freezer
- KitchenAid stainless steel wall oven and microwave
- GE cooktop with stainless steel hood fan above
- Bosch Dishwasher
- Maytag washer & dryer (stacked)
- Gas BBQ hook-up
- Gas fireplace insert (living room)
- All built-ins
- All window coverings/blinds and hardware
- All interior and exterior electric light fixtures
- Ceiling fan in master bedroom
- Murphy bed in lower level
- Garage door remotes
- Gas burner & equipment/ central air conditioning
- Hot water heater (owned)
- Alarm system equipment

EXCLUSIONS

- Gas BBQ
- Antler head on fireplace
- Powder room mirror

IMPROVEMENTS BY SELLER

Since 2015 (\$115,000+)

- New sound proof/ high-energy efficient European tilt & turn windows (40k- Dec 2019)
- Sound proofing (13k-2019)
- Custom built-ins (20k- 2019)
- Contemporary low maintenance/ high-energy efficient door (\$6k- 2016)
- Gas fireplace- remodelling, panelling, painting (7k-2016)
- Upgraded mechanicals- furnace/AC in 2016 and hot water heater owned in 2019 & Bosch dishwasher-2018 (14k)
- Terrace (3k)
- Outdoor front stairs will be re-done over the next 2 weeks (5k)
- Cosmetic upgrades- lighting, paint, hardware, window coverings (11.5k)

Taxes: \$5,277.39 (2020)

Parking: 1 car built-in garage

Lot Size: 16.57 feet x 65.37 feet

Possession: 90 days or to be determined

Legal Description: PT PARKLT 6 CON 1 FTB TWP OF YORK PARTS 5 TO 8 64R16748; S/T & T/W CA753322; S/T CA683936; CITY OF TORONTO

- Carson Dunlop Home Inspection Available upon request.
- Seller kindly requests bank draft or certified check deposit to accompany offer.



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