

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.







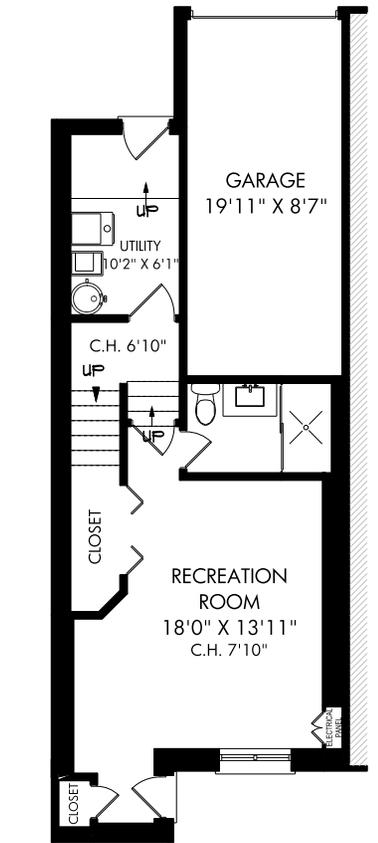




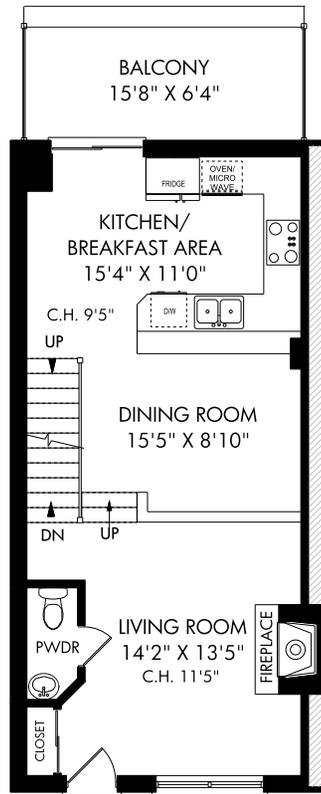




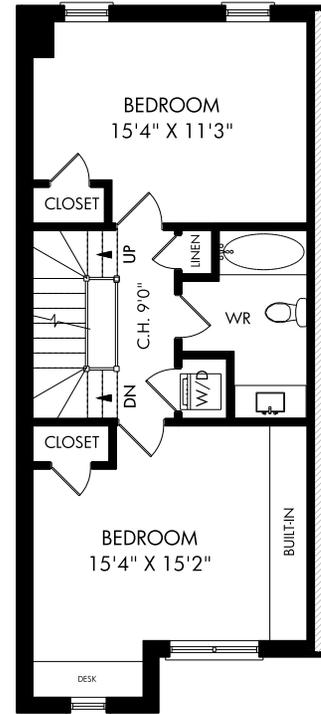




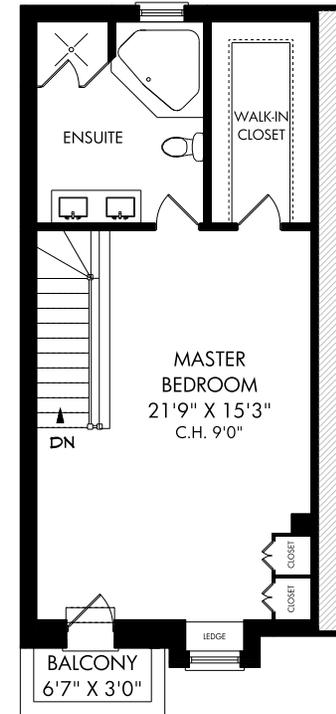
CEILING HEIGHT 7'10"  
**LOWER LEVEL - 504 SQUARE FEET**



CEILING HEIGHT 9'5"  
**MAIN LEVEL - 607 SQUARE FEET**



CEILING HEIGHT 9'0"  
**SECOND LEVEL - 632 SQUARE FEET**



CEILING HEIGHT 9'0"  
**THIRD LEVEL - 602 SQUARE FEET**

July 1, 2020

Note: Although measurements and area believed to be accurate they should be considered approximate. This drawing was prepared by Plans4U for the sole benefit and use by the client. No third party may rely on this drawing without the receipt of reliance letter from Plans4U



## 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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Sales Representative

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