

4 MEREDITH CRESCENT

ROSEDALE - TORONTO



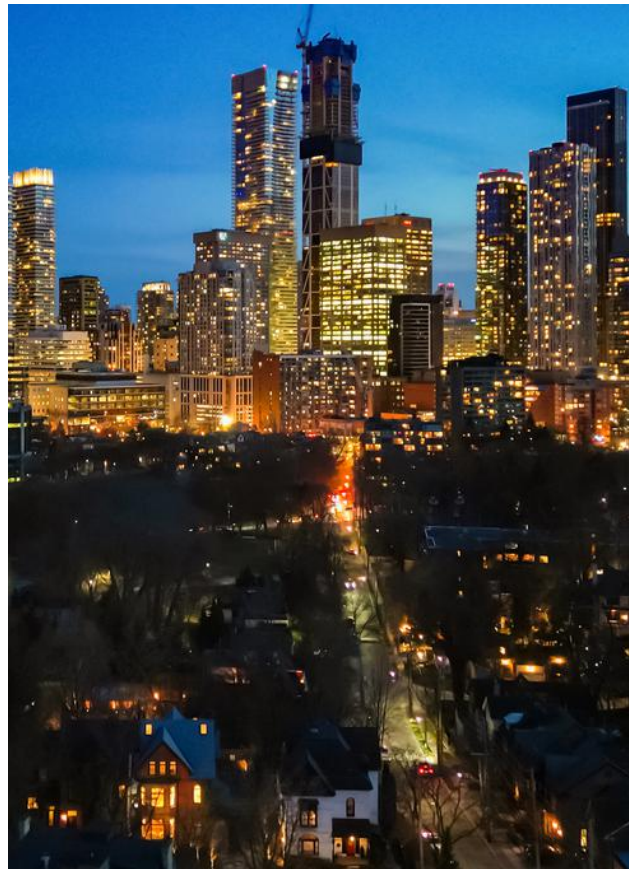
4 MEREDITH CRESCENT

Rosedale | Toronto

4+1 Bedrooms | 5 Bathrooms | 50' x 111'
Lot (117' on one side) | Private Drive +
Detached Garage - Total 5+ car parking

A ROSEDALE MASTERPIECE,
REIMAGINED BY ALTIUS
ARCHITECTURE INC.

Located on a picturesque crescent in one of Toronto's most historic and elegant enclaves, this beautifully reimagined home delivers the ideal balance of timeless character and contemporary design. 4 Meredith Crescent offers over four levels of family living, a fully finished walk-out lower level, and a serene backyard with views over the treetops and city skyline.



MAIN FLOOR

- The gracious, open-concept main level is filled with light and designed for entertaining and family living.
- Gracious front foyer with all of custom wood-front closets and heated stoned floors.
- Elegant bay windows overlook the tree-lined street and Rosedale's iconic homes.
- Soaring 10 foot ceilings create the feeling of grandness.
- Custom recessed soft pot lights.
- Elegant real walnut flooring through the entire home.
- An expansive dining space easily accommodates large dinner parties.
- The family room features a gas fireplace and an entire wall of windows with skyline views.
- A thoughtfully appointed chef's kitchen boasts a centre island with breakfast bar, top-of-the-line appliances, water filtration system, ample storage and a walkout to the rear terrace and garden.
- Wall to wall windows with 2 sliding doors that completely open to allow indoor/outdoor living. Also featuring a full screen sliding door as a barrier.
- The rear terrace off the kitchen is perfect for entertaining or peaceful mornings and nights with sweeping city views.
- A lovely powder room is tucked away by the front door for guests.
- The entire home features climate convenience. Each floor zoned with its own temperature control for consistent air flow and temperature.
- Equipped with smart home automation. Full automated lighting system and Sonos sound system.
- Full security system with additional Winkhaus exterior door locking system which is connected to the security system.

SECOND FLOOR

- Ideal as a children's retreat or entire kids floor, the second level features three generous bedrooms and more.
- Custom closets in bedrooms as well as two additional storage closets in hallway and sitting room.
- More light floods the large south and north windows with gorgeous views.
- A central TV/playroom provides a flexible gathering space for the kids with built-in speakers
- Two full bathrooms serve this floor, designed for utmost convenience and functionality, also equipped with a laundry shoot.

THIRD FLOOR

- The entire top level is dedicated to the primary retreat, with vaulted ceilings and ample storage throughout.
- South facing window overlooking the tree tops and skyline and additional motorized Velux skylights with shades that flood the floor with natural light.
- Private ensuite bathroom with double size walk-in shower, stoned heated floors and separate water closet.
- Laundry shoot for added convenience.
- A separate sitting room or office space offers privacy and flexibility.

LOWER LEVEL

The fully renovated walk-out lower level includes:

- Spacious rec room with heated floors with floor-to-ceiling glass doors that open to the rear yard, adding light and liveability.
- Built-in speakers/ surround sound to create a fantastic tv room for the family.
- A nanny or guest suite with a private ensuite and new carpeting (2025).
- A large laundry room with additional storage and under-stair storage area and central vacuum for the entire home.
- Mudroom with heated floors and custom cabinetry, located beside the driveway and garage for daily ease.

EXTERIOR & OUTDOOR SPACE

- Handsome curb appeal and historic charm with this red brick home.
- Enjoy a private, beautifully landscaped flat backyard featuring a stone patio, gas fire pit, and grass play area. Direct gas line to the BBQ as well.
- Lush garden beds running through side of driveway and into the backyard are made from Ipe wood. Additionally the patio of the kitchen also features the durable Ipe wood.
- Sought-after south facing lot.
- Full irrigation system and nighttime mood lighting throughout.
- Featuring a new roof (2024).
- A long private, flagstone driveway accommodates 4+ vehicles, a rarity for Rosedale.
- The detached 1.5-car garage offers additional parking and storage with Tesla car charger.

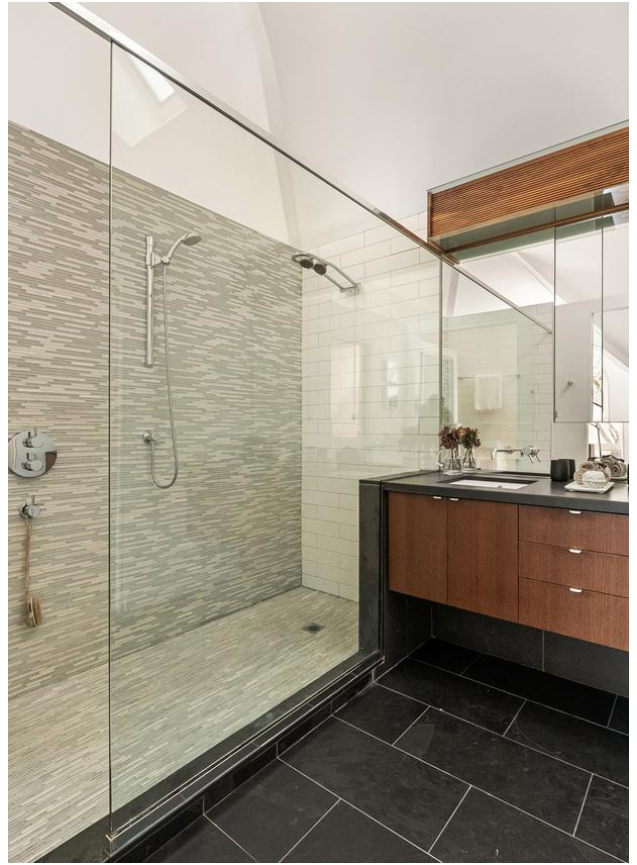






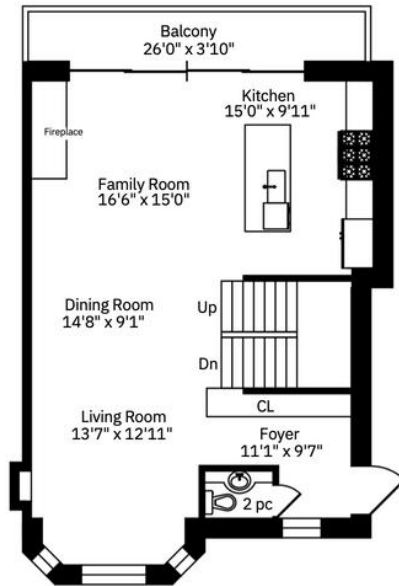




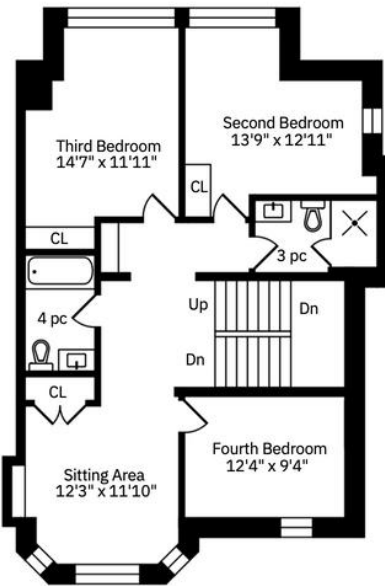




4 MEREDITH CRESCENT



Main Floor
1051 Square Feet



Second Floor
1137 Square Feet



Third Floor
980 Square Feet



Lower Level
1070 Square Feet

INCLUSIONS

- Built-in Thermador Fridge and Freezer
- Miele Dishwasher
- Wolf Gas Range
- Wolf Microwave
- Samsung Washer and Dryer
- All Built-in Speakers and External Speakers including Integrated SONOS Systems

- All Audio/Visual Equipment
- All TV's and Mounts
- Fridge in Lower Level Laundry
- Fire Pit and Propane Heaters
- All Hot Water Tanks
- All AC and Furnace Equipment
- All Existing Light Fixtures
- All Existing Window Covering

EXCLUSIONS

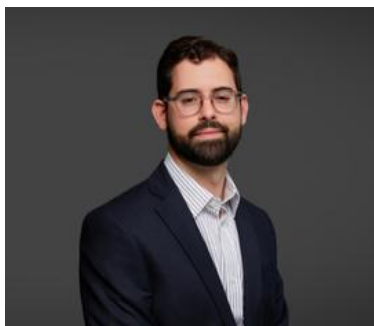
- None



ELEVATE YOUR EXPECTATIONS



Cailey Heaps
President & CEO, Broker of Record
416.424.4910
cailey@heapsestrin.com



Kyle Frank
Real Estate Agent
416.400.8338
kyle@heapsestrin.com



HEAPS ESTRIN

REAL ESTATE TEAM

For Royal LePage Real Estate Services Heaps Estrin Team, Brokerage. All information and statements contained herein, provided by Royal LePage Real Estate Services Heaps Estrin Team, Brokerage regarding property for sale, rental or financing is from sources deemed reliable and assumed correct, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal without notice.

Royal LePage Real Estate Services Heaps Estrin Team, Brokerage Independently Owned and Operated