



19 WHITNEY AVENUE  
ROSEDALE-MOORE PARK





# WELCOME TO 19 WHITNEY AVENUE – A REFINED ROSEDALE RETREAT

19 Whitney Avenue is a timeless, meticulously maintained residence that seamlessly blends classic elegance with modern functionality in the heart of prestigious Rosedale.

This grand stone estate offers over 7,300 sq. ft. of exquisitely finished space, nestled on a rare and impressive 186' deep lot.



A dramatic double-height foyer welcomes you with an abundance of natural light and a grand sense of scale that carries throughout. The main floor is anchored by a sophisticated living room with a fireplace, oversized dining room, and an expansive open-concept family room, three-piece bath, and kitchen featuring a large centre island, premium appliances, and a second fireplace tailor-made for modern family living and effortless entertaining.

Upstairs, the serene primary retreat boasts a private terrace, walk-in closet, and a spa-inspired 5-piece ensuite with heated floors. Two additional bedrooms, a five-piece bath, and a cozy family room with its own fireplace complete this level. The third floor offers versatility with two generously sized bedrooms and a 5-piece bath.

The lower level is equally impressive, featuring a warm and inviting recreation room with fireplace, a temperature-controlled wine cellar, sixth bedroom, a three-piece bath, and ample storage. A rare highlight is the indoor saltwater pool with temperature control, offering a year-round wellness experience just steps from your living space.

The private backyard features tranquil stone terraces and a magnificent lawn that evokes the charm of a secluded garden. Expertly designed for entertaining or peaceful relaxation.

Additional features include an oversized laundry room, and a 2-car garage.

Perfect for families or those who love to entertain, this extraordinary home offers both sophistication and substance, just minutes from downtown Toronto, in great proximity to elite private and public schools.























## FEATURES

### ARCHITECTURAL & DESIGN HIGHLIGHTS

- Double-height ceiling in the front foyer
- Walk-in closet in the foyer
- Formal living room with fireplace
- Large formal dining room
- Open-concept family room and kitchen with fireplace
- Large centre island in kitchen
- Family room with fireplace (second floor)
- Indoor saltwater pool with temperature control
- Walk-out terrace from the primary bedroom

### BEDROOM & BATHROOM LAYOUT

- Primary bedroom with: Walk-in closet & 5-piece ensuite featuring oversized windows and heated floors
- Two additional bedrooms on the second floor, and a 5-piece bathroom
- Two large bedrooms on the third floor, and a 5-piece bathroom
- Spacious sixth bedroom in basement with adjacent 3-piece bathroom
- Convenient 3-piece bathroom on main floor.
- Perfectly placed laundry room/change room adjacent to the pool

### LOWER LEVEL

- Large recreation room with fireplace
- Walk-in wine cellar
- Large storage room
- Crawl space under the stairs
- Sixth bedroom and three-piece bath.

### LAUNDRY & UTILITY

- Oversized laundry and storage room
- New furnace (within last 5 years)
- New air conditioning for second and third floors (within last 2 years)
- Pool heater replaced (within last 5 years)
- Irrigation system in both front and back yards

### PARKING

- 2-car garage
- Side by side private drive

### TAXES

- \$30414.09 (2025)

### HEATING

- Forced Air Gas

### POSSESSION

- Flexible

### RENTAL ITEMS

- Hot Water Tank

### EXCLUSIONS

- None

### INCLUSIONS

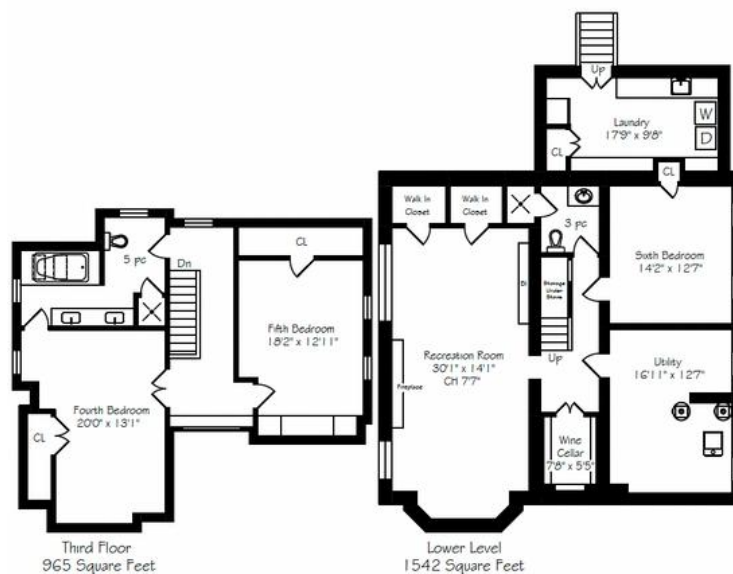
#### Kitchen

- Sub-Zero built-in refrigerator
- Miele electric stove
- Miele wall oven
- Miele dishwasher
- Ultraline wine fridge
- Sharp built-in microwave
- Powered, oversized kitchen centre island

#### Laundry Room

- Samsung washer and dryer
- Whirlpool refrigerator



[illegible]





## ELEVATE YOUR EXPECTATIONS



Cailey Heaps  
President & CEO  
416.424.4910  
[cailey@heapsestrin.com](mailto:cailey@heapsestrin.com)



Sally Paradine  
Real Estate Agent  
647.697.3291  
[sally@heapsestrin.com](mailto:sally@heapsestrin.com)



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