

241 CHAPLIN CR.

# 241 CHAPLIN CRESCENT

CHAPLIN ESTATES







## WELCOME TO 241 CHAPLIN – A CHARMING FAMILY HAVEN

Perfectly situated in the heart of Toronto's esteemed Chaplin Estates, 241 Chaplain Crescent is a fantastic family home in a very desirable location. The inviting curb appeal at 241 Chaplin evokes a feeling of arriving home. The fully landscaped front yard and flagstone path lead to an inviting front porch ideal for socializing with neighbours.

The warm entryway features a conveniently tucked-away bright powder room, a large coat closet, and amazing sight-lines through the kitchen and family room to the Kay Gardiner Beltline. The formal living room has inlay parquet floors, a wood-burning fireplace, leaded glass windows, and ample entertainment space. The living room opens onto a large formal dining room, perfect for large dinner parties. The south-facing French doors drench the dining room in natural light and provide access to the large back deck and yard. The functional kitchen features granite countertops, an abundance of storage, and a lovely stained-glass window. The sunroom/family room, with sliding doors, walls of windows, and in-floor heating, overlooks the backyard and belt line greenery and is an oasis in the city.

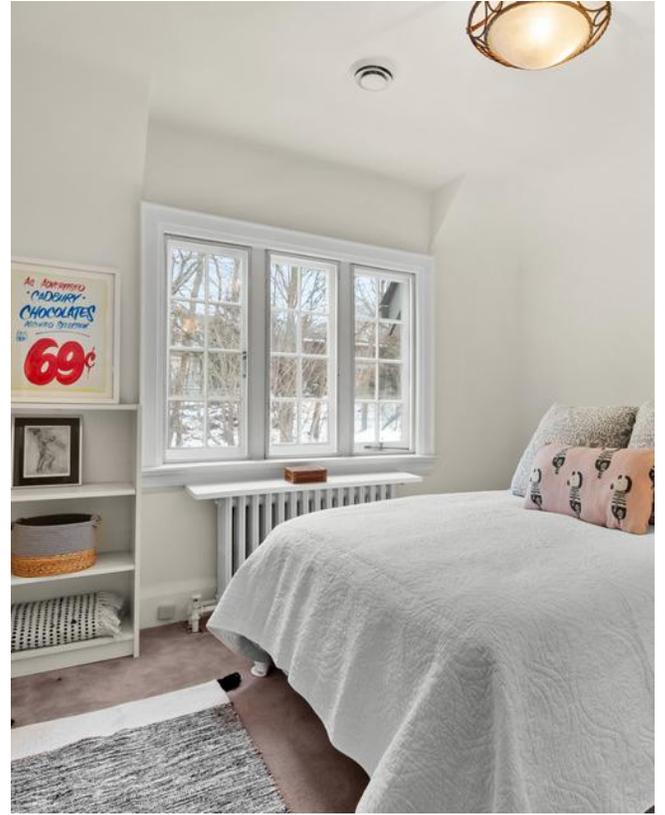


Whirlpool

VENTILATION







## BRIGHT OPEN LIVING SPACES

The second floor is bathed in light from a large skylight. There are three large bedrooms, each with double closets and large windows. One of the bedrooms features a handy ensuite vanity with a sink. A bright four-piece family bath rounds out the second floor.

The finished lower level features a large rec room with an attached five-piece bath, a laundry room with a sink and folding table, an entertainer's secondary kitchen, and an abundance of storage.







# INCLUDED FEATURES

## KEY FEATURES

- Very desirable Chaplin Estates
- Formal living and dining room with wood-burning fireplace and French doors to the back deck.
- Main Floor Powder Room
- Large coat closet
- Functional kitchen with granite countertops and lots of storage
- Sunroom/family room drenched in natural light with heated floors
- Large second-floor landing with skylight
- 3 bedrooms, each with double closets, one with a vanity/sink
- 4-piece family bathroom
- A large rec room, 5-piece bath, second kitchen, laundry room, and storage are key features of the lower level.
- Spectacularly landscaped front and back yards, with irrigation systems, flagstone walkways, and beautiful birch trees.
- Large back entertainer's deck overlooking the yard
- Direct private access to the gorgeous 5.5-mile-long Kay Gardner Beltline Trail
- Mutual Drive with 2-car garage.
- Excellent schools in the district and close to many of the city's best private schools.
- Walking distance to the amenities of Eglinton Ave.
- Close to the soon-to-be-opened Eglinton LRT
- Easy access to Forest Hill Park & Oriole Park with playgrounds, tennis courts, and green space.

## INCLUSIONS

- All ELF's (except those listed as exclusions)
- All Window Coverings
- All Appliances

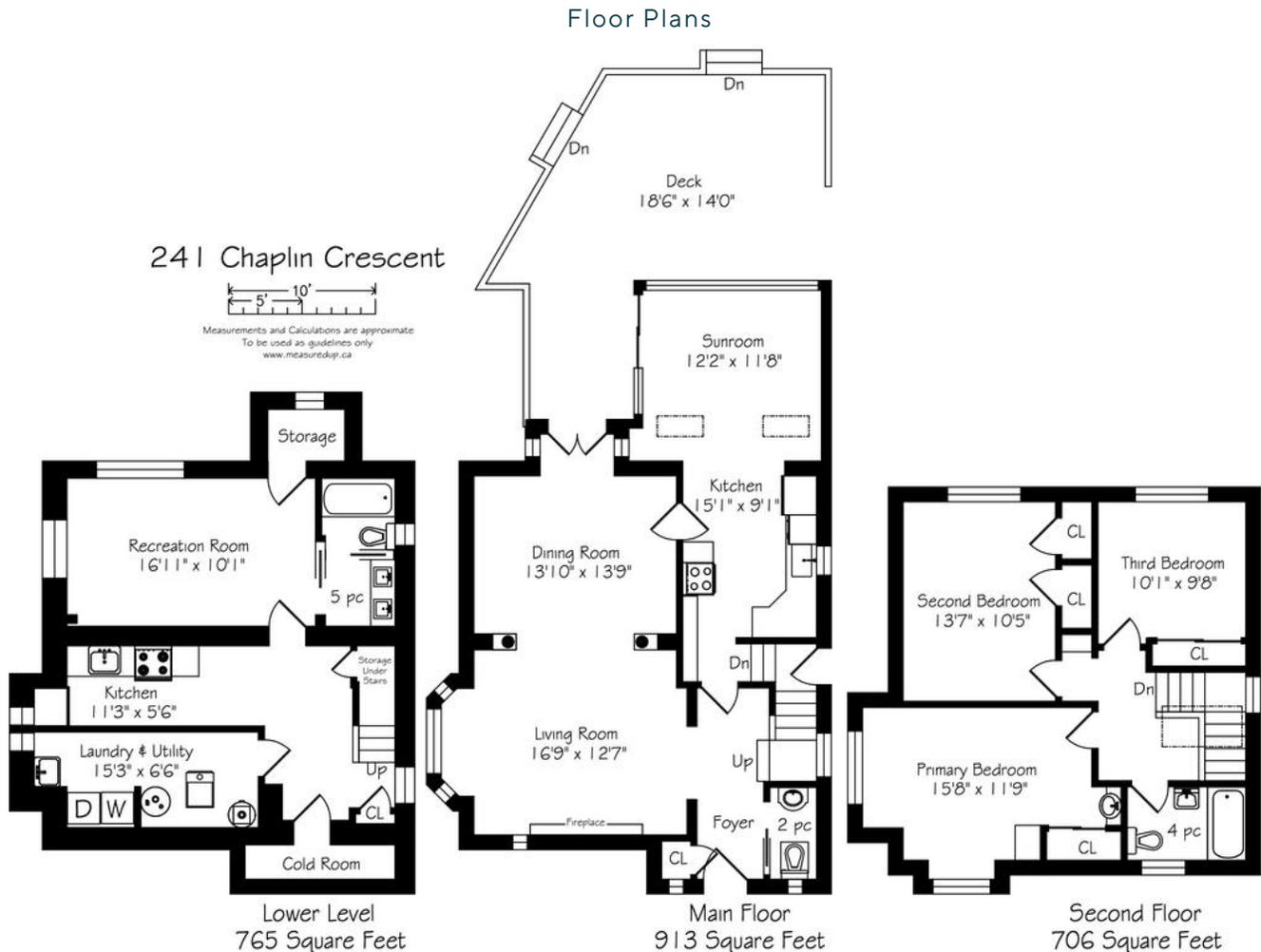
## EXCLUSIONS

- Mirror over the fireplace
- Speakers in the fireplace
- Dining room chandelier
- Front hall chandelier
- All outdoor urns, plinths, statues

## EXCLUSIONS

- New boiler -2024
- New main floor refrigerator - 2024
- New garage roof - 2024
- Custom-built ramp to the beltline - 2023

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The backyard features a large deck, perfect for summer BBQs or reading a book. The fully landscaped yard is defined by a flagstone path that leads to a custom-built, gated direct ramp to the Kay Gardiner Beltline. The Beltline is a gorgeous, leafy, quiet, 5.5 km walking trail, perfect for biking, running, or walking the dog. A mutual drive leads to a 2-car garage with space to park a car in front.

241 Chaplin's location is ideal. Just a quick bike ride away from Upper Canada College and Bishop Strachan School, a short walk from Oriole Jr Public School, and close to the city's best private and public schools. The playground at Forest Hill Park and the tennis courts, baseball diamond, and Neshama playground at Oriole Park are easily accessible via the beltline. Public transit is a breeze with many buses nearby and the brand-new, soon-to-be-opened Eglinton LRT Chaplin Station. Easy access to the city's highways via Allen Rd. Enjoy the convenience of all the shops and restaurants on Eglinton Ave just a block away.

This property offers the perfect balance of urban convenience and natural tranquilly. Combining timeless appeal with an unbeatable location, 241 Chaplain Crescent is a rare opportunity to enjoy the best of city living.





## ELEVATE YOUR EXPECTATIONS



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