



136 COLLIER STREET

ROSEDALE



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Nestled on a quiet cul-de-sac in Rosedale, this quintessential Victorian home offers a perfect blend of historical charm and urban convenience. Located in the heart of the city, it's just steps from vibrant Yorkville, an array of restaurants, shopping, trails, parks, public transit, and offers easy access to highways.

This character-filled home, with its solid bones, is ready for you to create your own urban oasis. Spanning 3,125 square feet across four levels, the high ceilings throughout enhance the airy, light-filled spaces. Original heritage details add timeless appeal to the home's expansive layout.





The main floor boasts large principal rooms, including a living room with a fireplace and a formal dining room. At the rear of the home, the spacious kitchen is bathed in natural light from wall-to-wall windows, offering serene views of the surrounding treetops. A walkout to the expansive deck provides the perfect space for outdoor dining and relaxation.

On the second floor, you'll find three generously sized bedrooms, including a spacious primary suite with an adjacent area ideal for an ensuite office or cozy library nook, and a four-piece bathroom. The third level, with its soaring ceilings and breathtaking views of the treetops, presents endless possibilities for use as an additional bedroom, home office, or studio along with a three-piece bathroom. The rooftop deck offers a serene retreat, where you can take in the sights and sounds of the surrounding ravine.

The lower level provides ample storage, a three-piece bathroom, and a spacious recreation room or bedroom with direct access to the lush rear gardens. This flexible space offers potential for even more living or entertainment areas.

The north-facing rear garden overlooks the picturesque Rosedale Valley, enveloped in greenery and offering the tranquility of a home nestled in the treetops. This prime location combines a peaceful seclusion with the vibrancy of city life. It's also within the district for Rosedale School Public School and in close proximity to private schools, the shops and amenities of Yonge and Bloor Street, trails, and ample green space.

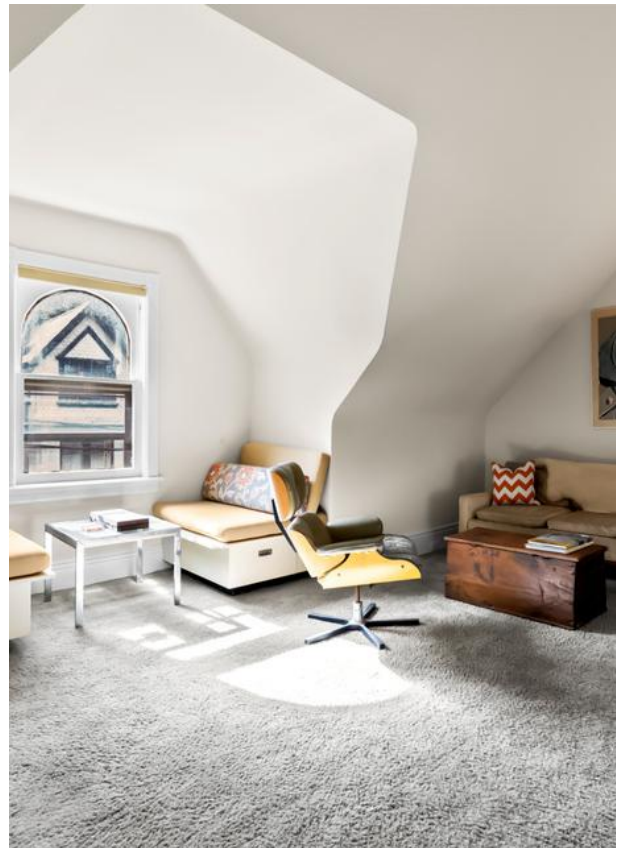
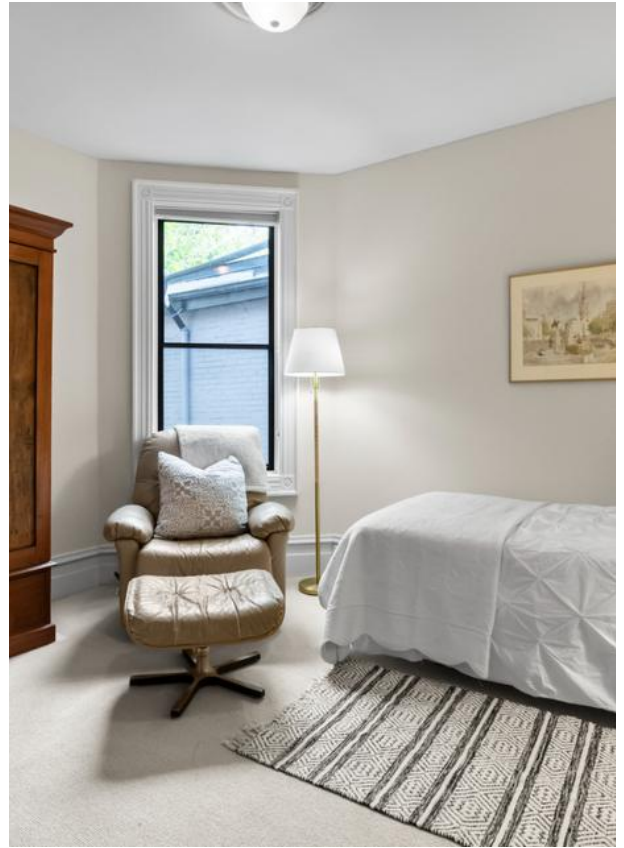
















# INCLUDED FEATURES

- Fantastic Victorian three storey home with charming curb appeal
- The entry foyer showcases original red brickwork, guiding you through the hall and up the stairs, beautifully emphasizing the home's rich character.
- High ceilings throughout
- Spacious living room with hardwood floors, crown moulding, fireplace and a stained glass window overlooking the front gardens and the quiet cul-de-sac street
- The formal dining room opens into the living room with hardwood floors, and crown moulding; making it ideal for entertaining
- The spacious and bright eat-in kitchen offers an abundance of cabinetry and counter space with stainless steel appliances including gas range, and has direct access to the rear deck and gardens
- Second floor with three well proportioned bedrooms, including a primary bedroom spanning the front of the home with an additional versatile nook and four-piece bathroom
- Third floor with soaring ceilings and stunning ravine views above the treetops
- Rooftop deck offering a tranquil urban retreat
- Lower level offers ample storage, a laundry area and an additional bedroom with direct access to the lush rear gardens
- Situated near top-rated public and private schools
- Just steps away from the city's extensive ravine system, and all the shops, restaurants and amenities of Yorkville with close proximity to Yonge Street.
- Quick access to downtown, highways and the TTC

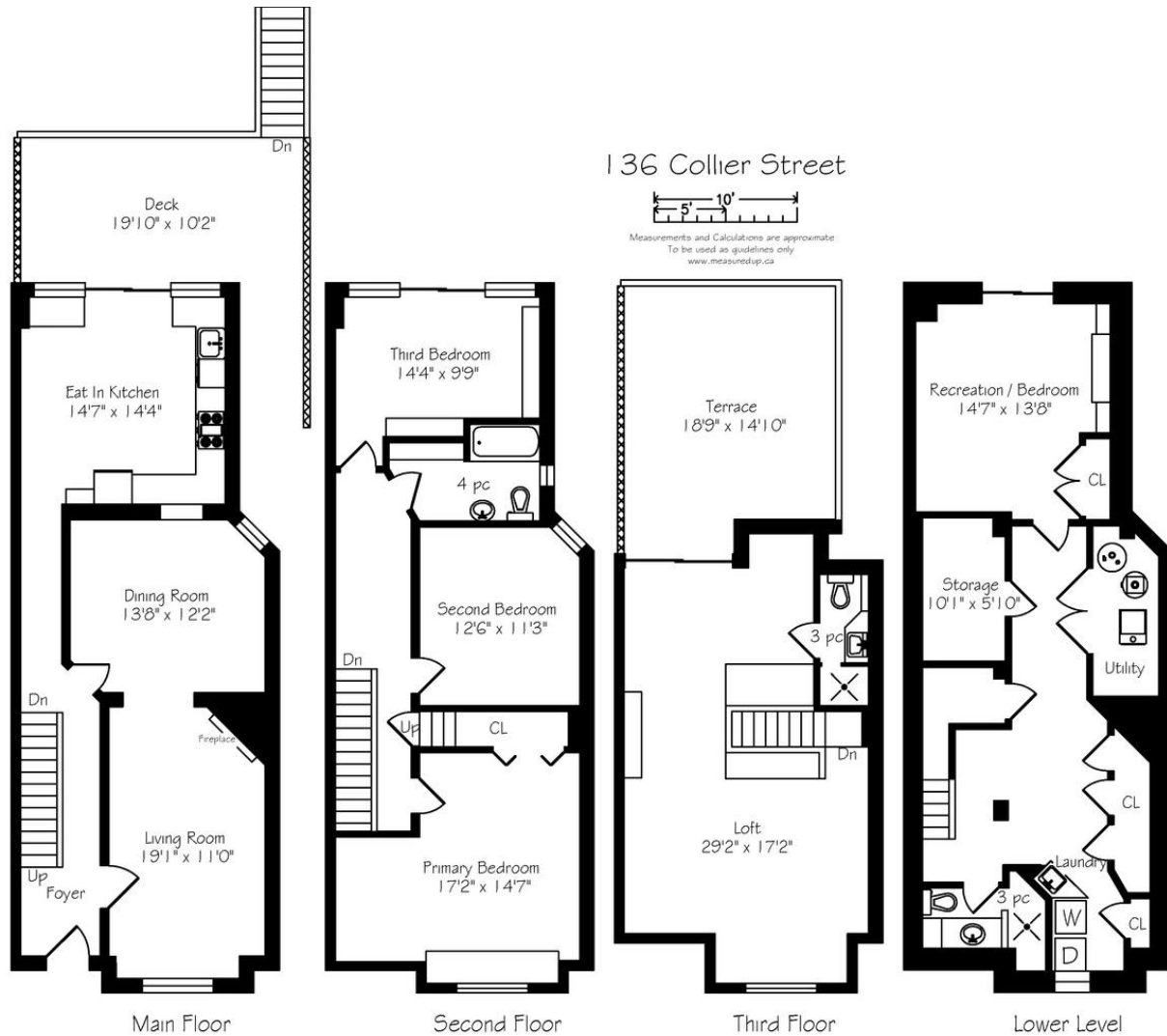
# INCLUSIONS

- LG refrigerator
- Samsung range
- Stainless steel dishwasher
- Kenmore washer and dryer
- All electric light fixtures (except where excluded)
- All window coverings
- Gas Furnace and equipment
- Air Conditioner and equipment
- Ductless Air Conditioner on third floor

# EXCLUSIONS

- Front hall overhead pendant lamp
- Dining room chandelier
- Bookshelf ladder on third floor

# 136 COLLIER STREET



## COOLING

- Central Air Conditioning

## TAXES

- \$10,357.39 (2024)

## POSSESSION

- 30 days or TBD

## RENTAL ITEMS

- Hot water heater \$45.46 per month (Enercare)

## HEATING

- Forced Air Gas

## LOT SIZE

- 19.67 feet x 85 feet



## ELEVATE YOUR EXPECTATIONS



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