



# HEAPS ESTRIN

REAL ESTATE TEAM



52 Rosedale Road



52



## 52 Rosedale Road

Welcome to 52 Rosedale Road, where the splendour of a red-brick Georgian masterpiece is crowned by the distinctive silhouette of a mansard roof. Framed by a grand five-bay façade and an imposing portico with Corinthian columns, this regal abode beckons with a sweeping circular driveway. Above the Georgian-style door, a transom window adds a touch of luminous grace, heralding the refined character that lies within.

As you cross the threshold of 52 Rosedale Road, the grandeur of the foyer welcomes you with striking black and white stone flooring, directing the flow into the main living spaces designed for both artful display and gracious living. The family room exudes old-world allure with its wood-burning fireplace, while French doors open to an enchanting stone patio. In the heart of the home, the kitchen stands as a culinary sanctuary, boasting a cozy breakfast nook with a picturesque window view, an inviting island, and professional-grade appliances accented by stone countertops and chic pendant lighting. Elegant touches like a prep sink and wine fridge marry functionality with luxury. The living room, expansive and refined, promises warmth and sophistication with a second fireplace and direct access to the lush outdoors. The adjoining formal dining room, under the watchful grace of Corinthian columns, sets the stage for memorable feasts. Completing this resplendent level is a sophisticated cloakroom paired with a stylish powder room, balancing opulent design with everyday practicality.

On the second level, elegance is elevated in the spacious landing that exudes stateliness, featuring an exquisite railing, art niches, and a large arched window with a Juliet-style balcony railing. The primary bedroom is a sanctuary of luxury, wrapped in crown moulding with wall-to-wall carpeting, a wood-burning fireplace with a marble surround, and a private balcony set amongst mature trees with views over the garden. High ceilings and dedicated office space with lovely views enhance this sumptuous retreat, connected to a grand bathroom complete with marble tiles, an antique custom vanity, and a large soaking tub.

In addition to 'his and hers' bathrooms, the bedroom's 'his and hers' closets boast broadloom carpeting, high ceilings, built-in cabinetry, and the sophistication of a Lutron lighting system. A second ensuite bathroom presents a different hue of marble and a restored antique vanity.

The second bedroom (across from the primary) offers a stone fireplace and built-in storage under a high, crowned ceiling. The third bedroom harmonizes broadloom floors with fabric wall coverings, a trio of windows, and an ensuite bathroom that mirrors the luxury found throughout this exquisite level. A shared bathroom accessible from the fourth bedroom is adorned with marble tiles and rich wallpaper, illuminated by a north-facing window. The fourth bedroom captivates with wall-to-wall carpeting, charming windows, and elegant wallpaper.

Ascend to the tranquil third level, where the seclusion of a plush carpeted bedroom awaits, featuring a generous ensuite bathroom, ample closet space with an extra wide door, and a cozy sitting area under the soft glow of pot lights. Adjacent lies an expansive exercise room with a mirrored wall, Lutron lighting, and a media system with in-ceiling speakers—perfect for a rejuvenating workout. This serene fitness sanctuary offers a walk-out to a wooden-floored balcony, where one can bask in the treetop views of the city skyline, and the lush canopy of the gardens below. The level is completed with a versatile sixth bedroom/office space boasting vaulted ceilings, a kitchenette, dual-exposure windows, and a capacious cedar-lined storage closet. The utility room discreetly houses essential amenities, including heating and cooling units.

The descent to the lower level is marked by an elegant custom stair runner leading into a space where travertine-style floors set a sophisticated stage. The family room, a blend of comfort and luxury, boasts wall-to-wall carpeting, a distinctive wood-burning fireplace, and ample natural light, creating an inviting area that defies typical basement expectations. It includes a kitchenette and generous storage, perfect for family life and study.

The accompanying bathroom features marble tiling, a glass shower, and a custom vanity under Lutron-controlled lighting. Wine connoisseurs will appreciate the dedicated room with built-in racks and mood-setting pot lights. Practical needs are met with a sprawling laundry room, complete with Maytag appliances and extensive counter space. For additional storage, there's a cedar-lined room, ensuring safekeeping for seasonal wear and valuables.





























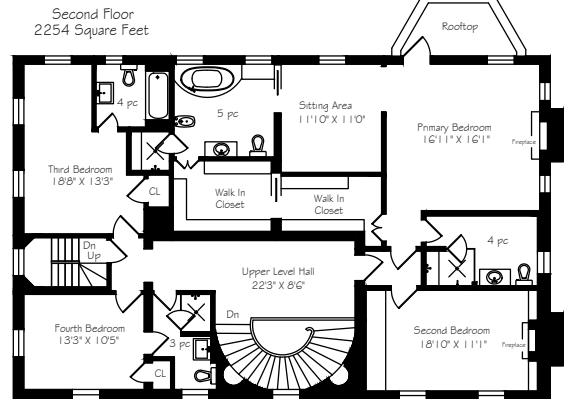
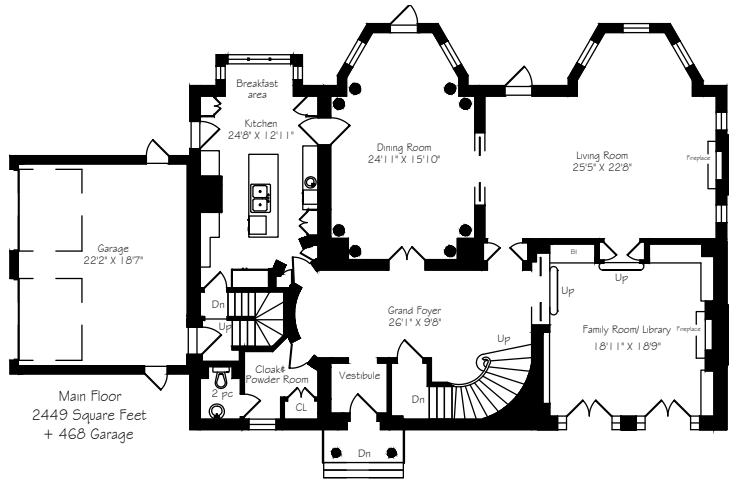




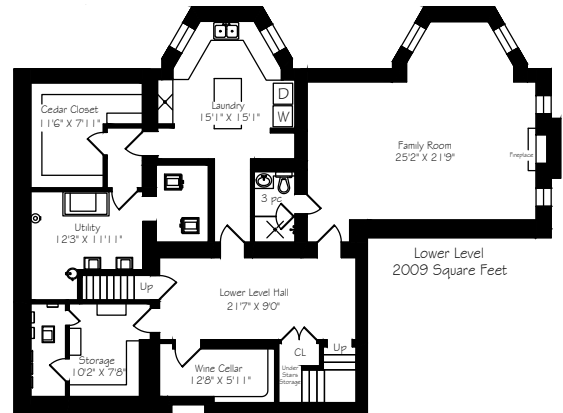
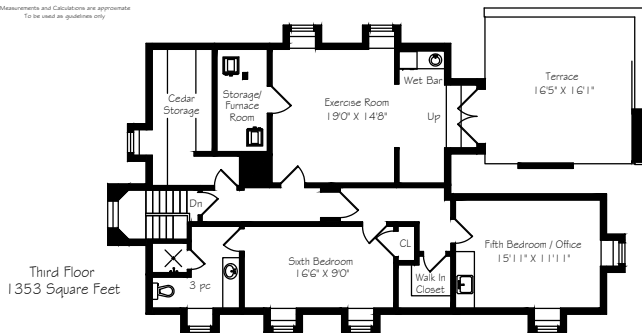








0 1 2 3 4 5 6 7 8 9 10 Feet  
Measurements and Calculations are approximate  
To be used as guidelines only



# Details

## LOT SIZE

71.5 x 80 Feet (see survey)

## TAXES

\$33,813.41 (2023)

## POSSESSION

TBD

## HEATING

Forced air / gas

## COOLING

Central air conditioning

## DRIVEWAY

Heated circular driveway for 4 cars, attached 2-car garage and 2 additional parking pads.

# Features

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## Main Level

- A Georgian masterpiece crowned with a distinctive mansard roof and framed by a grand five-bay front and Corinthian columns.
- An inviting circular driveway leads to an imposing portico, signifying the grand entrance.
- Striking black and white stone flooring in the grand foyer, with seamless flow into the principal living spaces.
- A rich, old-world library/family room with a wood-burning fireplace and French doors to a stone patio.
- A culinary sanctuary kitchen with a cozy breakfast nook, professional-grade appliances, stone countertops, and elegant pendant lighting.
- An expansive living room offering a second fireplace, sophisticated ambiance, and direct outdoor access.
- The formal dining room features Corinthian columns, rich hardwood floors, and is designed for lavish feasts.
- A sophisticated cloakroom with a stylish powder room completes the level, melding opulence with practicality.

## Second Level

- A spacious, elegant landing with a Juliet-style railing and art niches adds stateliness to the ascent.
- The primary bedroom is a luxuriously wrapped sanctuary featuring crown moulding, wall-to-wall carpeting, and a marble-surrounded fireplace. His & hers ensuite bathrooms and walk in closets.
- An office space with gorgeous views and a grand bathroom with an antique vanity connects to the primary bedroom.
- Secondary bedrooms include broadloom carpeting, high ceilings, built-in cabinetry, and individual ensuite bathrooms with unique marble hues.

## Third Level

- A secluded plush carpeted bedroom with an ensuite bathroom, expansive closet space, and a cozy sitting area.
- An expansive exercise room with a mirrored wall, Lutron lighting, and a media system offering a walk-out to a balcony with skyline views.
- A versatile office space with vaulted ceilings, dual-exposure windows, and ample cedar-lined storage.

## Lower Level

- A family room that redefines basement living with wall-to-wall carpeting, a unique wood-burning fireplace, and an inclusive kitchenette.
- A marble-tiled bathroom with a custom vanity and a Lutron lighting system.
- A dedicated wine room with built-in racks, a laundry room with Maytag appliances, and extensive counter space for practical living.
- Additional cedar-lined storage room for seasonal attire and a sophisticated utility room housing essential amenities.

## SCHOOL DISTRICT (JUNIOR & MIDDLE PUBLIC SYSTEM)

- Rosedale Jr PS: A welcoming elementary school known for its engaging environment and commitment to fostering foundational skills and a love for learning.
- Deer Park Jr & Sr PS: This well-regarded institution offers a supportive and challenging educational experience for both junior and senior students, preparing them for future academic pursuits.

## NEARBY SCHOOLS (PRIVATE SYSTEM)

- Bishop Strachan School (BSS): An all-girls school, BSS provides an education from JK to Grade 12 and stands out for its academic excellence and leadership programs.
- Upper Canada College (UCC): Located in the Forest Hill neighbourhood, UCC is a prestigious all-boys preparatory school offering an educational program from SK to Grade 12.
- Branksome Hall: Situated in Rosedale, Branksome Hall is an all-girls school that offers the International Baccalaureate (IB) program from JK to Grade 12.
- The York School: Found on Yonge Street, this co-ed institution provides the International Baccalaureate program from JK to Grade 12.
- De La Salle College: This Catholic co-educational independent school serves students from Grade 5 through to Grade 12.
- Greenwood College School: is an independent co-educational middle school and high school known for its affiliation with Canadian Accredited Independent Schools and the Conference of Independent Schools of Ontario.

- St. Michael's College School: A Catholic all-boys school that offers educational programs from Grade 7 to Grade 12.

## INCLUSIONS

- Six-burner wolf stove with a flat top
- Dacor range hood
- Dishwasher
- Sub Zero fridge and freezer
- Sub Zero wine fridge
- General Electric microwave
- All heating systems and related equipment
- All cooling systems and related equipment
- Maytag washer and dryer
- All window coverings
- Sump pump and related equipment
- UltraSump Battery Backup Sump Pump System
- Blanchard-Ness Walk-In Unit Cooler and related equipment
- DSC Alarm System and related equipment
- RMS non-contact motion control system and related equipment
- PCT Multimedia Drop Amplifier and related equipment
- D-LINK system and related equipment
- All home audio equipment in mechanical room
- BEXT broadcasting system
- Lutron/Homeworks system and related equipment
- Nortec humidifiers and related equipment
- Viessmann gas-fired boiler (x2)
- Viessmann circulating pump relay
- Viessmann Horicell tank (x2) and related equipment
- WATTS boiler and liquid level control system and related equipment
- All Grundfos hot water circulation pumps and related equipment
- Nimbus water filtration system
- Tekmar snow detector and melting control
- Orbit central vacuum unit and related equipment
- Central vacuum and related equipment
- Heated floors (including driveway) and related equipment
- In-ceiling speakers and related equipment

## EXCLUSIONS

- All art
- All furniture
- All hanging light fixtures
- All televisions



# HEAPS ESTRIN

REAL ESTATE TEAM

We are a team of passionate and dedicated professionals who strive to ensure that each client's unique needs are met. Our goal is to deliver every client with a full service real estate experience that exceeds all expectations.

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BROKER OF RECORD

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