



## WELCOME TO 38 WHITEHALL ROAD

Tucked into a tranquil pocket of coveted North Rosedale, 38 Whitehall Road offers a rare opportunity to own a versatile and character-rich duplex in one of Toronto's most prestigious neighbourhoods.

Thoughtfully designed for flexibility and comfort, this residence features two well-appointed suites, each with their own entrance, generous living spaces, and timeless details. Each unit also features its own additional rear entrance, providing access to the backyard, parking and basement storage and laundry, enhancing everyday practicality.

The main floor offers a private side entrance, two spacious bedrooms, a bright sunroom ideal for a home office, a classic wood-burning fireplace, and a well-proportioned kitchen. The sleek upper suite presents its own unique charm, complete with two bedrooms, a sunroom, powder room, four-piece bath, ensuite laundry, wood-burning fireplace, and ample storage.

Surrounded by top-tier schools, ravine trails, parks, and transit, 38 Whitehall is an exceptional offering in a neighbourhood renowned for its community spirit and enduring appeal.























#### **PROPERTY FEATURES**

### **General Highlights**

- Legal duplex in sought-after North Rosedale
- Radiant heating throughout; A/C splits on main and upper level
- Ample parking accessed from Summerhill Avenue
- Spacious, shared backyard with two dining/seating areas
- Shared basement with laundry (for main floor unit) and storage for both units

#### Main Floor Unit

- Two bedrooms + sunroom (perfect for a home office or den)
- Four piece family bathroom
- Spacious kitchen
- Oversized living room with wood burning fireplace
- Generous dining room
- Charming private side entrance
- Shared rear exit with access to basement and backyard
- Ductless AC wall unit
- Laundry in lower level

#### **Second Floor Unit**

- Two bedrooms + sunroom
- Two piece powder room + four piece family bath
- Wood-burning fireplace
- Foyer with front hall closet
- Ample storage throughout
- 2 ductless AC wall units

## Lower Level (Shared)

- Dedicated laundry area for main floor unit
- Abundant storage space
- Rear access to both units

### **INCLUSIONS**

## **Top Floor Unit**

- Whirlpool oven/stove
- Range hood
- Bloomberg washer/dryer
- Whirlpool dishwasher
- Samsung fridge and freezer

### **Main Floor Unit**

- Whirlpool oven
- Whirlpool fridge/freezer
- Whirlpool dishwasher
- Whirlpool electric stove
- Range hood

#### **EXCLUSIONS**

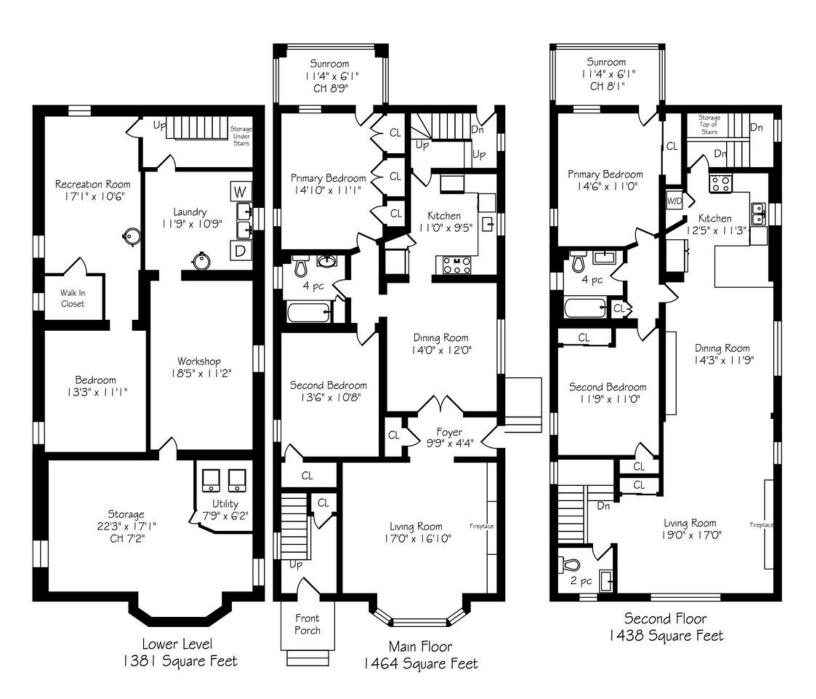
• All Property Belonging to Tenants

#### **TAXES**

• \$14,435 (2024)

# 38 WHITEHALL ROAD

FLOOR PLANS





# ELEVATE YOUR EXPECTATIONS



JEANNINE VOLPE

Real Estate Agent
416.573.6777
jeannine@heapsestrin.com



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