



21 ROSE PARK DRIVE

MOORE PARK



WELCOME TO 21 ROSE PARK DRIVE

Experience the charm of this family home, perfectly positioned on a picturesque, tree-lined street in Toronto's prestigious Moore Park neighbourhood. Situated on a sought-after south-facing lot measuring 28 x 116 feet, this residence offers an exceptional blend of privacy, elegance, and functionality, complete with a private driveway that provides ample parking for three vehicles.

Step through the striking arched front door into a sunlit main floor where rich, dark hardwood floors contrast beautifully with soft, neutral walls. The open-concept living and dining areas are flooded with natural light, while a stately white fireplace serves as the centrepiece, creating a warm and refined ambiance. High-arched sliding doors frame the view of the landscaped garden, seamlessly integrating indoor and outdoor spaces. The thoughtfully designed kitchen balances function and style, featuring ample cabinetry, a double sink, and a breakfast area illuminated by an oversized window—perfect to enjoy casual breakfast with family. Adjacent to the kitchen, the family room offers a cozy retreat with built-in bookshelves and a large skylight, making it an ideal space for relaxation or office space. For those seeking additional parking or storage, this room can be converted back into a garage.

Ascending the staircase lined with mirrored walls, the second level reveals a serene primary suite, large enough to accommodate a king-sized bed. Tall storage cabinets and closets provide ample wardrobe space, while a charming cosmetic fireplace adds an elegant touch. The suite features a walkout deck to enjoy the outdoors, plus a private Juliette balcony for some fresh air, creating a peaceful outdoor escape. The five-piece ensuite features a separate tub and shower. Two additional sun-filled bedrooms, each with generous closet space, offer comfort and versatility, while a family bathroom completes this level.

The finished lower level expands the home's versatility, featuring a generous recreation room with custom built-ins—ideal for a home gym, play area, or guest suite or a combination of the above. A nearby powder room offers convenience, with additional storage tucked beneath the stairs. A private sauna and shower elevate this space into a personal wellness retreat, creating the perfect escape for relaxation. Ample storage options, including under-stair access and a large utility room, ensure both practicality and organization.

Outside, the landscaped garden shows beautifully, framed by mature trees and interlocking stone flooring for minimal garden maintenance. Great for hosting outdoor gatherings or enjoying quiet moments. A garden shed provides additional storage, ensuring both beauty and functionality for your outdoor space.

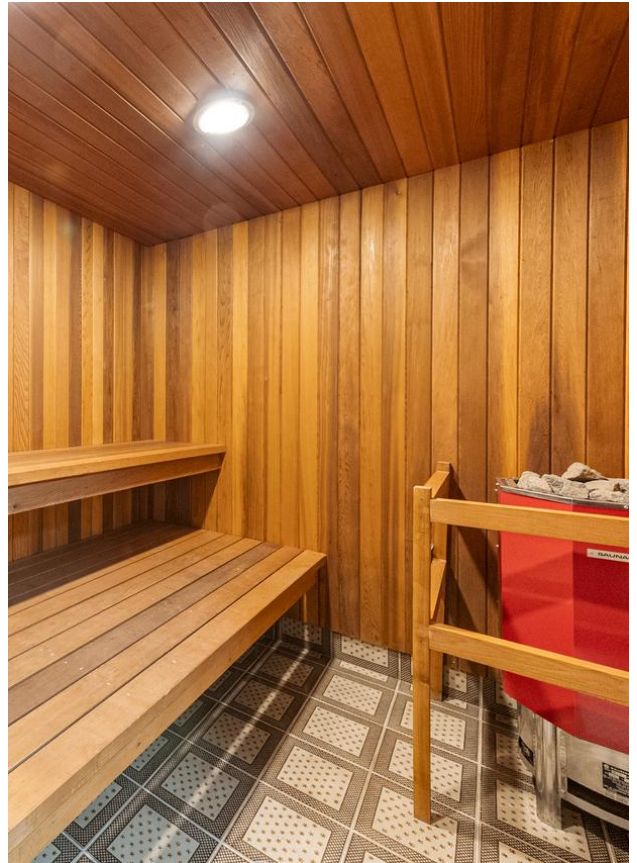
Located within walking distance of top-rated public and private schools, the scenic Beltline Trail, and the vibrant shops, dining, and transit options of Yonge & St. Clair, this home offers the perfect balance of peaceful residential living and urban convenience. Whether you choose to move in and enjoy it as is or customize to suit your vision, this Moore Park treasure is an opportunity not to be missed.











FEATURES

- Well maintained property situated on a sizeable 28 x 116 ft lot
- Charming front courtyard with brick walls and black gates
- 3 bedroom, 3 bathroom family home with private parking for 3 vehicles
- Amberwood arched solid front door
- High ceilings on all levels, on main 9'4, second floor 8'3 and lower level 7'9
- Welcoming foyer with double front hall closet and nearby side entrance with powder room
- Gorgeous open concept living room and dining room with elegant arched transom windows over double sliding doors that lead to a sunny south garden
- With space to host large gatherings, the dining room easily accommodates a table for 8-10 guests under a stylish central chandelier
- The generous eat-in kitchen has plenty of storage and boasts a mobile kitchen island and light-filled breakfast area
- The upper level of the home consists of three spacious bedrooms and two bathrooms
- Beautifully situated and separated from the other bedrooms for optimized privacy, the primary bedroom offers walkout to deck and separate sliding door to juliet balcony
- Decorative fireplace adds a classic feel to the space with added wardrobes in the bedroom for ample clothing storage
- The generous ensuite bath has a separate soaker tub and walk-in shower, oversized vanity and hookup for a bidet
- Down the hall, the second and third bedrooms benefit from large windows overlooking the south garden, sharing a four piece family bathroom with tall vanity mirror
- The lower level was fully renovated in 2019 by EJ Construction Inc., with new oak hardwood floors and built-in wardrobes and addition of sump pump and backwater valve
- Basement level boasts excellent ceiling height and is outfitted with a large recreation room with built-in bookcases and wardrobes with nearby two piece powder room
- Additional storage space available underneath the basement stairs
- 8-person sauna has an adjoining ensuite shower
- Gorgeous private back garden features a stone patio flooring surrounded by mature trees
- Fully fenced backyard creates an idyllic garden area, complete with shed for storing garden tools
- Walking distance to the vibrant shops, restaurants and transit at Yonge & St. Clair
- Located near some of the city's best parks & Beltline Ravine hiking trails
- Top rated public schools within close walking distance including OLPH (Our Lady of Perpetual Help Catholic School), Deer Park JR & SR Public School & North Toronto Collegiate
- Private schools also nearby include UCC, BSS, The York School & Greenwood
- Easy access to the downtown financial district and major highways including the DVP and 401

IMPROVEMENTS

- New roof Fall 2024, both main flat roof and flat roof above garage
- New stone walkway from gate to front door (installed March 2024)
- High efficiency furnace installed 2021
- Domestic hot water tank replaced in 2019
- Amberwood solid front door with Emtek Mortise Lock (2019)
- Lower level renovation in 2019, including new oak hardwoods floors and built-in wardrobes
- Sump pump and backwater valve installed (2018)
- New shut-off valves and new water supply for primary and main bathrooms installed in 2018
- Upgraded water supply via ¾ inch water main

INCLUSIONS

- All electrical light fixtures and window coverings
- Appliances:
 - Frigidaire Gallery fridge & freezer 'as is condition'
 - Samsung microwave and range hood
 - Bosch stove 'as is condition'
 - Bosch dishwasher
 - Maytag top loading washer
 - GE dryer
- Electric fireplace in living room
- Two (2) free-standing wardrobes in primary bedroom
- Note: Primary Bedroom fireplace is decorative only
- Central vacuum system (no attachments)
- Home security with door & motion sensors (as is condition, monitoring extra)
- Sump pump (Liberty Pump)
- High efficiency gas-fired furnace
- Central air conditioner
- Indoor cedar sauna
- Exterior garden lighting
- Garden table and chairs
- Garden shed

EXCLUSIONS

- None

RENTAL ITEMS

- Hot Water Tank - Approx \$24.73+HST Per Month

LOT

- 28 x 116 Feet

TAXES

- \$10,765.10

POSSESSION

- Immediate

HEATING

- Forced Air/Gas Furnace (2021)

COOLING

- Central Air

PARKING

- Private Drive with Three Parking Spaces

21 ROSE PARK DRIVE

Floor Plans





ELEVATE YOUR EXPECTATIONS



Christina Pinelli
Real Estate Agent, Hon. BSc.
647.995.9379
christina@heapsestrin.com



HEAPS ESTRIN

REAL ESTATE TEAM

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