



88 BINSARTH ROAD

ROSEDALE

88







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Timeless elegance in this stately heritage home on one of Rosedale's most coveted streets. This remarkable 6 +1 bedroom residence spans three meticulously, fully restored levels. Each of the grand principal rooms showcasing high ceilings and elegant architectural details, such as arched doorways, that honour the homes history. This property offers a deep, private and fully heated driveway with ample room to comfortably park up to five cars and additionally, a detached garage provides an extra parking space. Set in an unparalleled location, this elegant home is only steps from Chorley park and the ravine systems of Rosedale. Opportunities to own on this prime stretch of Binscarth are rare, making this residence a truly exceptional blend of tradition and modernity and the quintessential Rosedale lifestyle.





Entering this elegant residence through the impressive front hall and to the grand staircase you are greeted with high ceilings accentuated by elegant curved archways which sets a refined tone for the rest of the home. Enter the formal living room, this gracious and spacious room, adorned with elegant wood-burning marble fireplace and arched windows featuring leaded glass, offers ample room to entertain guests while also creating a warm atmosphere for any gathering. Three curved windows provide sunny & gorgeous views over the lush front gardens of the secluded street. The favourable layout allows for the perfect flow through the spaces of the living room, dining room, kitchen and family room. A formal dining room offers plenty space to host up to 20 guests, ideal for grand dinners, celebrations and holidays. The completely redesigned Scavolini kitchen, completed in 2020, features sleek porcelain countertops and backsplash, a breakfast bar, and top-of-the-line Gaggenau appliances, including dual dishwashers and a convenient pot filler. Adjacent is the solarium-style breakfast room, bathed in light and potential for custom banquette seating, making it an inviting spot for family meals. Open to the kitchen, the family room features bespoke built-ins and a brand new gas fireplace with an elegant concrete surround. Three sets of French doors connect this space to the back gardens, deck, and expansive pool area, creating seamless indoor-outdoor living. The private backyard is a secluded oasis featuring a vast 45-foot pool surrounded by stone terraces for dining and lounging. A rare cabana overlooks the pool, offering an ideal spot for covered outdoor entertaining, whether it's a casual family gathering or a sophisticated cocktail party. The deck off the family room extends the indoor living space, allowing easy access to this serene, resort-like retreat.

Walking up the grand staircase, the second floor hosts three bedrooms. The primary suite overlooks the beautiful back garden with multiple picture windows and includes a private sitting area perfect for unwinding or reading in the evenings. The suite also showcases a spacious custom walk-in closet and a lavish marble ensuite bath, complete with a wide double vanity, a large soaker tub in front of the window, separate water closet with linen storage, and luxurious heated floors and towel racks for added convenience. The second bedroom, equally generous, includes a custom-built closet and an ensuite bathroom with heated floors, heated towel rack, and Caesarstone counters. A third bedroom also spacious, with custom closets and a functional workspace nook, making it perfect for a home office if preferred.

Heading up to the third floor, you'll find three additional bedrooms along with a dedicated office space. The fourth bedroom has its own ensuite bathroom with heated floors and showcases vaulted ceilings, and direct access to a very spacious rooftop terrace that overlooks the back gardens and pool. The remaining two bedrooms are similarly well-appointed, offering ample ceiling height, custom closets, and a shared bathroom (with heated flooring), making this floor versatile for older children or guest use.

The lower level has been recently refreshed with new carpet throughout and includes a well-sized nanny suite with a private ensuite bathroom. A large recreational room provides lots space for a home theater and a playroom, while multiple storage rooms ensure all your belongings have a dedicated place. The home gym has been newly updated, offering a convenient option for at home workouts. A deep wine cellar and or cedar closet provides optimal storage for wine or seasonal clothing. A large laundry room features custom cabinetry, making household tasks effortlessly organized.





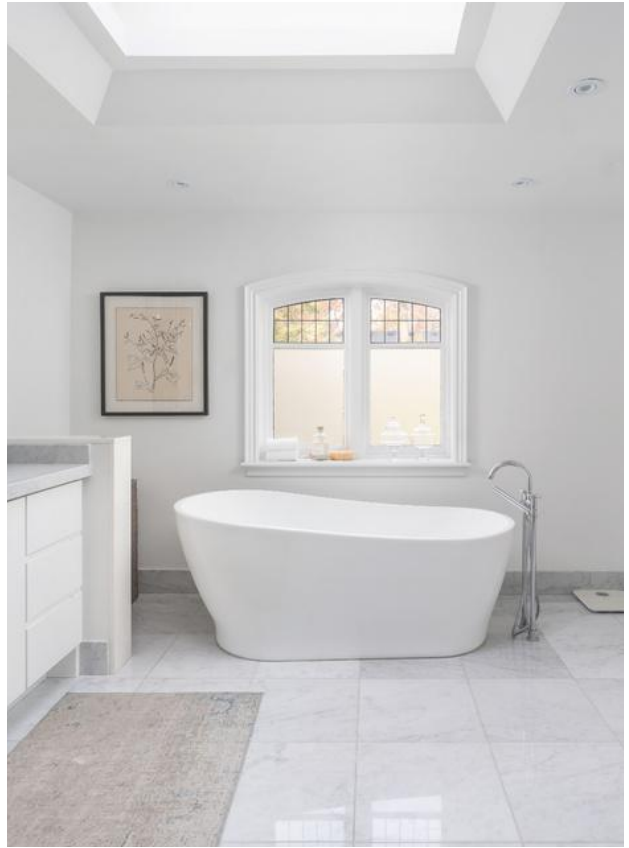






















# INCLUDED FEATURES

- Located in desirable part north Rosedale
- Secluded and rarely available stretch of Binscarth
- Deep private driveway with room for 5 cars (fully heated)
- Single detached garage with potential for extending for 2 cars tandem
- New Snowmelt system on driveway and front pathway
- Tastefully renovated (top to bottom) and immaculately maintained
- Covered front porch
- Grand and spacious layout with over 6,000 square feet of total living space
- 11 foot high ceilings on the main floor
- Arched doorways
- Living room with arched leaded glass windows and marble fireplace
- Entertainers dining room
- Completely re-done Scavolini kitchen (2020) with breakfast bar
- Top of the line European appliances
- Solarium breakfast room
- Spacious main floor family room with custom fireplace featuring concrete surround and built-ins
- Pocket doors
- Triple set of French doors to deck
- 6 gracious bedrooms (3 on each floor)
- Bose speakers on main floor
- Primary retreat with large ensuite featuring heated marble floors and heated towel racks
- Custom walk-in closet
- Double vanity ensuite with soaker tub, separate walk-in shower and water closet
- Heated floors in all other bathrooms on second and third floor
- Custom built-in closets
- Third floor office space
- Third floor roof-top terrace
- At home gym in lower level
- Fully nanny suite with ensuite
- Expansive wine cellar or cedar closet
- Backyard oasis with heated pool
- Private cabana in back garden
- Stone terraces for dining
- Ring camera system
- Central Vacuum

# IMPROVEMENTS

- Newly renovated powder room (2020)
- New fireplace + concrete surround (2024)
- New Scavolini kitchen and appliances (2020)
- New roof with warranty (2023)
- New railing on third floor terrace (2022)
- New furnace and integrated humidifier (2022)
- New stone on driveway and terraces in backyard (2023)
- New driveway heating system (2023)
- New exterior French drain system (2023)
- New pool heater (2023)
- New lower level gym (2022)
- Exterior wall in gym waterproofed (2022)
- New Bose speakers and integrated Sonos system (2023)

# INCLUSIONS

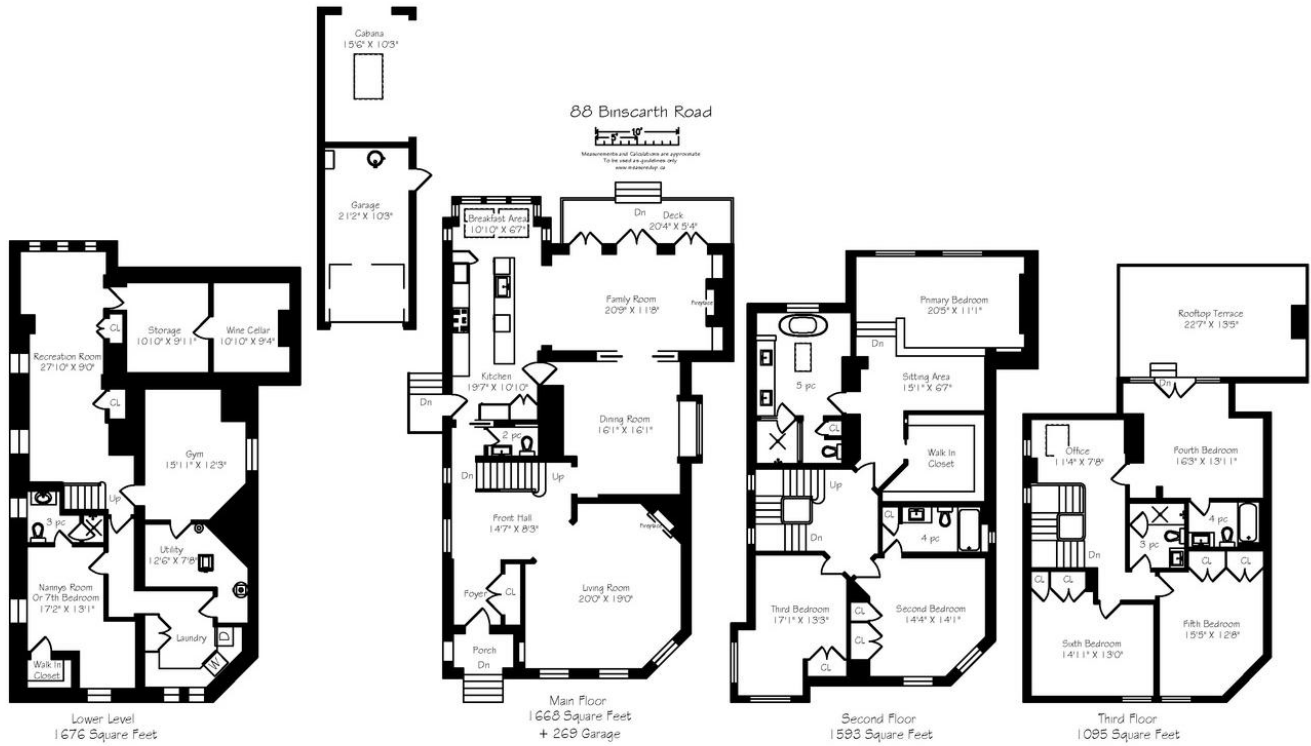
- All light fixtures except those noted in exclusions
- All window coverings and blinds
- CAC and furnace equipment
- All pool equipment
- Built-in Bose speakers with integrated Sonos sound system
- Ring door bell
- Ring Camera on garage and in backyard
- Gaggenau oven, speed oven, dishwasher, gas stovetop, fridge/freezer
- Miele dishwasher
- Whirlpool Washer + Dryer
- Tesla car charger
- TV and mount in family room
- TV and mount in gym
- Freezer in lower level

# EXCLUSIONS

- All furniture
- All art
- All hanging mirrors
- Light fixtures in dining room + front hall + girl bedroom on second floor
- TV and mount in basement rec room



# FLOORPLAN



## COOLING

- Central Air Conditioning (with additional AC for entire third floor)

## LOT

- 50 ft x 150.5 ft

## TAXES

- \$26,980 (2024)

## HEATING

- Forced air gas

## POSSESSION

- TBA

## PARKING

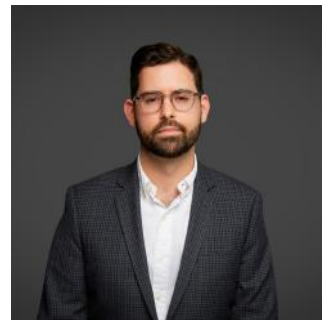
- Private heated drive with parking for 5 cars + detached garage for 6 spaces total



## ELEVATE YOUR EXPECTATIONS



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