



73 CASTLE FRANK CRESCENT

ROSEDALE



ROSEDALE RAVINE RETREAT

Welcome to 73 Castle Frank Crescent, a cherished family home nestled on a stunning 30 x 300 foot, south facing ravine lot that is part of the South Rosedale Heritage Conservation District. This five bedroom, three-storey residence effortlessly balances the tranquility of a private retreat with urban convenience, situated just minutes from downtown Toronto. Located on a serene, tree lined cul de sac in a welcoming community, it is enveloped by mature trees and lush greenery, providing unparalleled privacy and a natural escape from city life. Each season transforms the landscape, with vibrant autumn hues and summer canopies setting a picturesque backdrop. Backing onto the Rosedale Valley Road Ravine, this home offers a sanctuary where the gentle sounds of nature create a peaceful haven amid the city bustle.





TIMELESS FAMILY HOME

The front garden welcomes you with meticulously landscaped flower beds, towering trees, and vibrant foliage that showcase an inviting charm. A classic brick pathway leads to the front porch, thoughtfully designed with a built-in bench—ideal for quiet mornings or warm welcomes to friends and family. Upon entering, a grand foyer with 9 foot ceilings ushers you into an open and airy main level. The dining room features intricate ceiling design, California shutters and front facing windows providing an elegant setting for gatherings, with access to the foyer from French doors. Natural light pours into the sun-filled living room, where large coffered ceilings and a cozy gas fireplace in the corner add both grandeur and warmth. The kitchen includes ample pantry storage and an eat-in dining area perfect for enjoying breakfast, with a walkout to a spacious, tiered deck, all overlooking expansive views of the ravine.



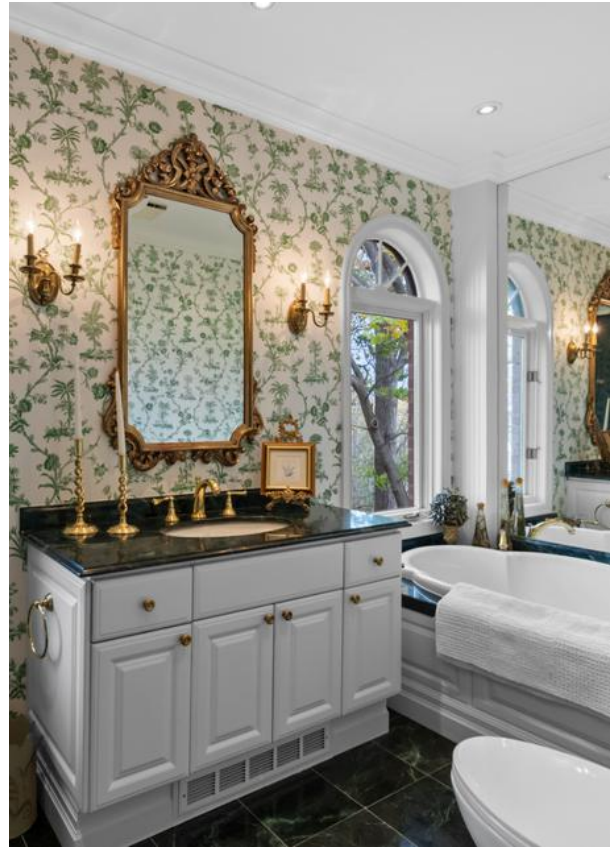
The second floor hosts three spacious bedrooms, complemented by a four piece family bathroom. The primary bedroom offers a Juliette balcony with views of the serene backyard, combining elegance with a restful ambiance. Each additional bedroom includes custom cabinetry, subtly concealing radiators to maintain the room's refined look. The spa-like four-piece bathroom includes a separate bathtub and a striking green standalone shower, with two arched windows adding sophistication and timeless charm. The third floor, illuminated by skylights, features two additional bedrooms. The fourth bedroom, currently a den, includes a generous walk-in closet with built-in shelving, while the fifth bedroom boasts open shelving and a closet concealed by a sliding door, marrying style with functionality. This fifth bedroom can also be transformed into a sunlit home office, enjoying natural light and peaceful views. Both rooms share a three-piece bathroom with a walk-in shower, framed by large windows and skylights, showcasing breathtaking views of the treetops and ravine.

The lower level adds to the home's versatility, featuring a bright recreation room with a built-in desk and above grade windows that provide natural light. It can be converted into a playroom or potential nanny suite, with convenient access to a nearby three piece bathroom. The family oriented laundry room includes a dedicated sink, and the separate utility room provides ample storage for seasonal items and outdoor equipment. Additional storage rooms, complete with built in closets, ensure everything remains organized and easily accessible. A separate service entrance is connected to the home security system and opens directly to the side path along the school fence, convenient for coming and going to the backyard.



















Step into a private backyard haven, where the spacious elevated deck provides an ideal setting for hosting or relaxing. Follow the stone pathway down the garden to the koi pond with stone waterfall to a secluded seating area surrounded by nature, offering the perfect space for gardening, children, and pets—a rare outdoor retreat within city limits. The property's prime location makes getting around easy, with Castle Frank Subway Station nearby, quick access to the Don Valley Parkway, and vibrant neighborhoods like Yorkville and the Danforth just minutes away. Proximity to excellent schools, including Branksome Hall, Montcrest, Rosedale Public School, Our Lady of Perpetual Help Catholic School and Northern Secondary, further enhances the home's appeal for families. This residence beautifully combines the natural beauty of its ravine setting with urban convenience. Living in a heritage home like this not only connects you to history but also brings the charm and character that make it truly one of a kind, a home where every detail adds to its story.



INCLUDED FEATURES

- Built circa 1908 and set on a remarkable 30 x 300 foot south-facing lot backing onto Rosedale Valley Road Ravine
- Nestled on a peaceful, tree lined cul-de-sac with no through traffic, provides quiet and privacy rare within the city
- Surrounded by mature oak and maple trees that enhance the natural beauty and tranquility of the area
- Thoughtfully designed layout with five spacious bedrooms, offering versatile spaces for family needs
- Front garden is beautifully landscaped with mature trees and vibrant flowering bushes that create an inviting atmosphere
- Ideal for nature lovers, with panoramic ravine views that bring the outdoors in, offering natural beauty throughout the seasons
- Brick pathway leads to a welcoming front porch, while the back garden feels enchanting and secluded, a perfect city retreat
- Spacious grand foyer with 9-foot ceilings, French doors leading to the dining room, and a classic carpeted side stairwell that is a bright, open space that sets a tone of elegance and warmth for the entire home
- Dining room features intricate ceiling details, crown molding, California shutters and French doors to the foyer allow for a seamless blend of openness
- Sun lit living room is flooded with natural light through two large windows with coffered ceilings and a gas fireplace
- Built-in cocktail bar with storage provides functionality, while seasonal ravine views add a beautiful, nature inspired backdrop
- The eat-in kitchen has ample storage for cooking essentials as well as a casual dining space
- Walk-out to the tiered deck through the kitchen's glass sliding doors
- The primary bedroom is a serene retreat with a Juliette balcony and plenty of windows, including an expansive window overlooking the ravine
- The second bedroom has been outfitted as a den with custom built-ins and the third bedroom is currently used as an office, featuring built-in cabinetry and open shelving offering a refined, organized look
- The four piece family bathroom is well-appointed with a separate tub, natural stone walk-in shower and generous light from two stunning arched windows creating a spa-like atmosphere
- Illuminated by skylights, the third floor offers two additional bedrooms and a three piece bathroom with tree-top views
- Of these, the fourth bedroom is currently set up as a family room, with a large walk-in closet. This could make an excellent primary suite if desired.
- The fifth bedroom comes with open shelving and a concealed closet that beautifully matches the cabinetry
- The handsome three-piece bathroom has been renovated with natural stone throughout, including the walk-in shower
- Descending to the lower level, the recreation room with above grade windows and built-in desk, can be converted into a playroom, or has potential for an in-law suite with convenient three-piece bath nearby

INCLUDED FEATURES

- The laundry room features a dedicated sink, cabinetry, and closet for storage, with a separate entrance leading to the backyard
- Utility room with ample storage for seasonal items and outdoor equipment, keeps everything organized and accessible
- The backyard is a fantastic retreat from city living with a tiered deck and stone pathway that leads to a secluded seating area, surrounded by towering trees for privacy
- Lush scenic views with stone waterfall and pond during the spring and summer
- The garden and grounds are easy to maintain and enjoy with irrigation systems and exterior lighting in place
- Exterior lighting has all been upgraded to LED light
- Close to the vibrant Rosedale, Summerhill, Yorkville, Cabbagetown & Danforth areas with upscale dining and shopping
- This area, including the home, is part of the South Rosedale Heritage Conservation District, which was officially recognized by the City Council in 2003
- The house itself is designated as Part V, highlighting its contextual value and its contribution to the historical character of this distinguished neighbourhood
- Originally known as Castle Frank Road, this street was renamed Castle Frank Crescent following the construction of the Prince Edward/Bloor Viaduct in 1918, which created a new connection south of Bloor Street
- Steps from the Castle Frank subway station, with quick access to the Don Valley Parkway and biking trails
- Walking distance to top-notch schools including Branksome Hall, Rosedale Public School, and a short drive to BSS, UCC, Jackman, Montcrest, OLPH and more
- Close proximity to many parks and natural green spaces, ideal for an active lifestyle

IMPROVEMENTS

- New air conditioning system (2024) under warranty
- Furnace replaced 2016, serviced bi-annually since installation
- LED light bulbs newly added to exterior back lighting (2023)
- Roof completely refinished within the last 10 years
- Electrical updated by qualified electricians
- Security System including sensors on all entrances and 2nd floor Juliette balcony

INCLUSIONS

- All window coverings
- Light fixtures are excluded, except for the following that are included:
- Ceiling light fixture (2nd floor office)
- Wall sconces (2nd floor den)
- Ceiling light fixture (3rd floor hall)
- All kitchen appliances including:
 - Beaumont fridge
 - Beaumont electric stove
 - Air King Range Hood
 - LG dishwasher (New)
 - Kitchen Aid garbage compactor (New)
 - Panasonic microwave
- Maytag washer and dryer (laundry room in basement)
- Beaumont fridge in basement
- Furnace & air conditioner
- Gas fireplace in living room with remote
- Gas fireplace in lower level (in "as-is" condition)
- Irrigation system with irrigation to individual potted plants (2 urns in front & 3 planters on the top deck)
- Exterior garden lighting front & back (on timers)
- Motion spotlights illuminate driveway & chainlink fence

FRONT EXTERIOR INCLUSIONS

- Little girl statue to right of front steps
- (2) front urns (planted)
- Lion fountain

BACK DECK INCLUSIONS

- Table, umbrella and 3 chairs (on upper deck)
- Black box with green chair pads and bench pads
- All planters with winter plant decorations
- Iron Table (planted)
- Iron arch to stone patio at rear of garden

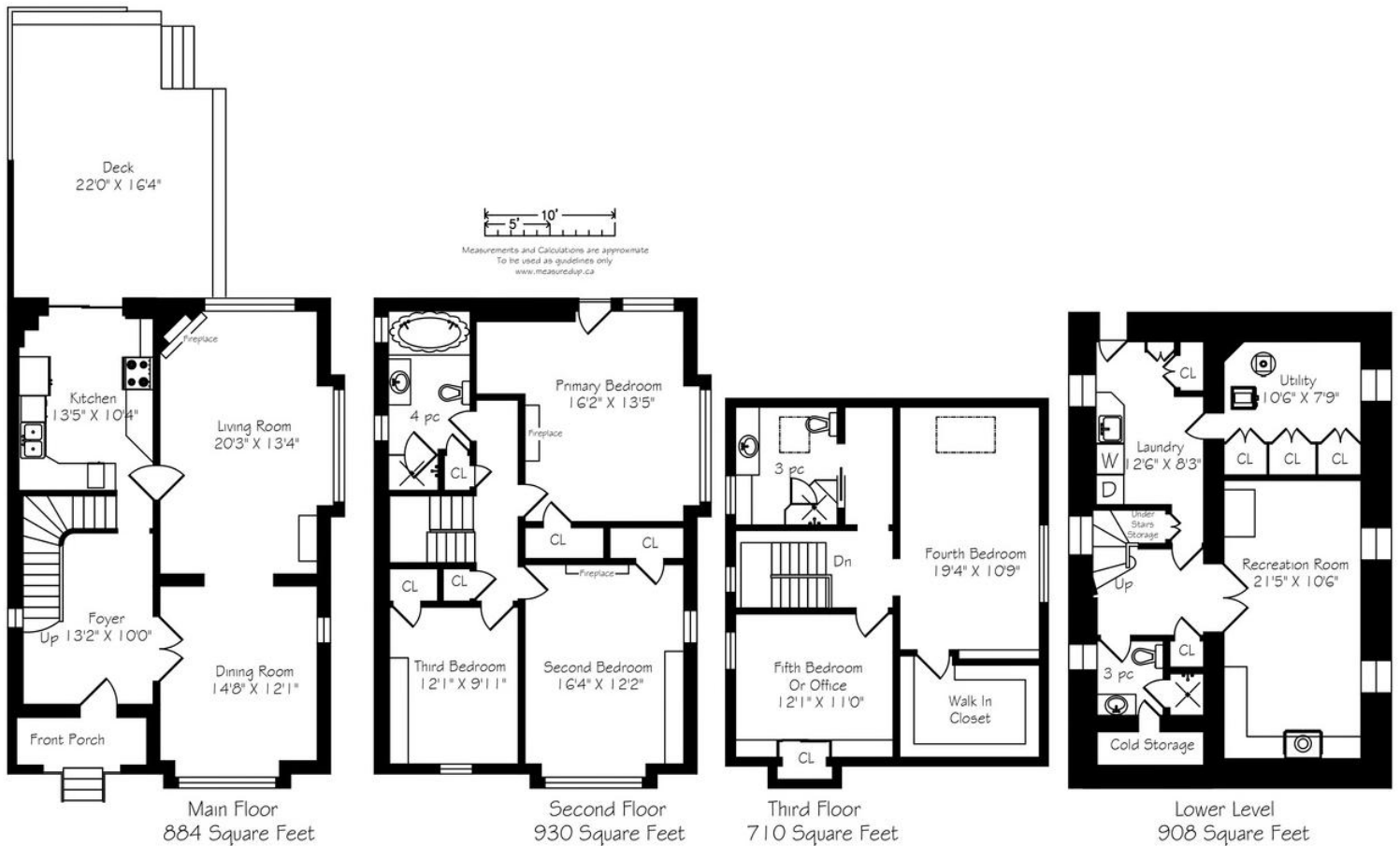
EXCLUSIONS

- All electric light fixtures and window coverings, EXCEPT where included
- Chandeliers in the foyer, dining room & second floor hall
- (2) Electric fireplaces located in second floor bedrooms
- All televisions
- Fireplace accessories
- All artwork and decorative articles (prints, posters, clocks, wall-mounted decor & sculptures)
- All mirrors
- Wall-mounted brass molds in kitchen

EXCLUSIONS EXTERIOR

- BBQ
- Tea cart, 2 chairs and table on deck (outside kitchen door)
- Bistro table and 2 chairs on the lower deck
- Rabbit statue on lower deck
- Black stone statue in rear left corner
- Bird Bath
- Free-standing Iron Gate
- Love seat and table in lower garden
- Iron Chairs with floral cushion (back right corner on stone patio next to stone wall)
- Old Man Winter statue on side fence
- Tall mirrored arch in front garden

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COOLING

- Central Air

TAXES

- \$12,780.75

POSSESSION

- 90 Days (TBD)

LOT

- 30 ft x 300 ft (irregular)

RENTAL ITEMS

- Hot Water Tank

HEATING

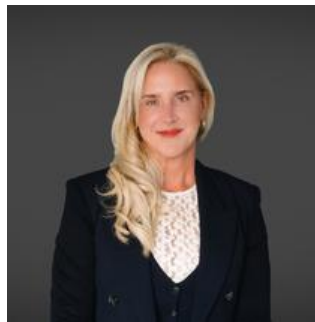
- Radiant heating with gas-fired boiler

PARKING

- Ample street parking directly in front of home



ELEVATE YOUR EXPECTATIONS



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