

Welcome to
7 Jean Street
Prime Rosedale

Main Floor

Foyer			<ul style="list-style-type: none">➤ Closet➤ Hardwood Floors
Living Room	5.49 x 3.66m	18' x 12'	<ul style="list-style-type: none">➤ Fireplace➤ Built-In Wall Unit➤ Hardwood Floors➤ Custom Blind
Dining Room	4.27 x 3.50m	14' x 11'5"	<ul style="list-style-type: none">➤ Separate➤ Hardwood Floors➤ Walk-Out to Large Deck with Direct Gas Line for BBQ
Kitchen	4.27 x 2.44m	14' x 8'	<ul style="list-style-type: none">➤ Renovated➤ Granite Counter-Tops➤ Hardwood Floors➤ Glass Backsplash➤ Pot Lights
Powder Room			<ul style="list-style-type: none">➤ 2-Piece

Second Floor

Master Bedroom	4.27 x 3.66m	14' x 12'	<ul style="list-style-type: none">➤ Walk-In Closet➤ Hardwood Floors➤ Walk-Out to Sundeck
Master Ensuite Bath			<ul style="list-style-type: none">➤ 3-Piece
Second Bedroom	3.35 x 3.05m	11' x 10'	<ul style="list-style-type: none">➤ Double Closet Plus 2 Single Closets➤ Hardwood Floors➤ Custom Silk Roman Blinds➤ Stained Glass Window
Main Washroom			<ul style="list-style-type: none">➤ 4-Piece with Recent Tub (2017 approximately)

Third Floor

Third Bedroom	7.01 x 4.27m	23' x 14'	<ul style="list-style-type: none">➤ Skylight➤ Broadloom➤ 5 Double Door Cupboards in Perimeter Crawl Space for Extra Storage
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Basement – Supplementary Electric Heating

Recreation Room	7.01 x 4.55m	23' x 15'	<ul style="list-style-type: none">➤ Broadloom➤ Pot Lights➤ Hunter Douglas Custom Blinds
Bedroom	3.66 x 2.74m	12' x 9'	<ul style="list-style-type: none">➤ Broadloom➤ Pot Lights➤ Hunter Douglas Custom Blinds
Washroom			<ul style="list-style-type: none">➤ 3-Piece
Laundry Room			<ul style="list-style-type: none">➤ Modern➤ Stone Countertop➤ Stone Tile Floor

Additional Information

Inclusions	<ul style="list-style-type: none">➤ Jenn-Air Stainless Steel Refrigerator➤ Jenn-Air Stainless Steel Gas Stove➤ Jenn-Air Stainless Steel Dishwasher➤ Crown Exhaust Fan➤ Frigidaire Front Load Washer and Dryer (2016 approximately)➤ Broadloom Where Laid➤ Central Vacuum System and Related Equipment➤ Window Coverings➤ TV Bracket In Living Room➤ Fujitsu Ductless A/C Unit with Remote on 2nd Floor➤ Mr. Slim A/C Unit on 3rd Floor➤ Avante Alarm System (Monitoring is Extra)➤ Large Custom Shingled Shed with Eaves in Rear Garden➤ Direct Gas Line for BBQ
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Exclusions	<ul style="list-style-type: none"> ➤ Samsung TV in Living Room ➤ Sconces in Living Room and Dining Room ➤ Dining Room Fixture ➤ Master Bedroom Fixture ➤ Master Bedroom Draperies and Rod ➤ Girls' Bedroom Fixture ➤ Foyer Fixture
Lot Size	➤ 25 x 132 Feet
Legal Description	➤ Lot 19 Plan 359E Toronto S/T & T/W CA328583
Heritage Designation	➤ Unrated as per NRRRA (northroosedale.ca)
Taxes	➤ \$7607.29 per Annum (2017)
Parking	<ul style="list-style-type: none"> ➤ Private Drive as per MPAC ➤ Right-of-Way between #7 and #9 Jean Street
Heating	<ul style="list-style-type: none"> ➤ Hot Water Gas (2011 approximately) ➤ Slim Rads ➤ Tankless Water Heater ➤ Supplementary Electric Heating in Basement
Possession	➤ July 17 th or To Be Arranged
Upgrades	<ul style="list-style-type: none"> ➤ Extensively Renovated (2011 approximately) ➤ Roof (2011 approximately) ➤ Hunter Douglas Custom Blinds on all Basement Windows, Side and Back Doors

Safety Upgrades

- Top of the line Avante Alarm panel and monitoring system and contacts/ CO2/ smoke detectors for each floor and special remote control
- New Alarm contacts on windows/doors (2018 as per Sellers)
- New CO2 detectors wireless monitored thru alarm (2018 as per Sellers)
- Natural Gas detector (different from CO2-for gas stove safety-installed in 2018 as per Sellers)
- Includes easy to use pocket sized wireless remote control for alarm entry exit and police/ fire button.
- Anti Glass break film installed -basement windows and main floor windows/ basement and main floor doors and second floor balcony door (treated with anti glass break film for safety/ Shatterproof glass film)
- Door Safety latches installed on boiler room and back doors and 3rd floor door (all easily removable if necessary)

Public and Private Schools

Whitney Junior Public School 119 Rosedale Heights Drive	(GR. JK-06) (416) 393-9380
Deer Park Junior and Senior Public School 23 Ferndale Avenue	(GR. JK-08) (416) 393-1550
Northern Secondary School 851 Mount Pleasant Road	(GR. 09-12) (416) 393-0270
Jarvis Collegiate Institute 495 Jarvis Street	(GR. 09-12) (416) 393-0140
Branksome Hall (Girls) 10 Elm Avenue	(GR. JK-12) (416) 920-9741
Bishop Strachan School (Girls) 298 Lonsdale Rd	(GR. JK-12) (416) 483-4325
Crescent School (Boys) 2365 Bayview Avenue	(GR. 3-12) (416) 449-2556
Greenwood College School 443 Mt Pleasant Rd	(GR. 7-12) (416) 482-9811
Our Lady of Perpetual Help OLPH (Separate School) 1½ Garfield Ave	(GR. JK-8) (416) 393-5239
Upper Canada College (Boys) 200 Lonsdale Road	(GR. SK-12) (416) 488-1125
York School 1320 Yonge St.	(GR. JK-12) (416) 926-1325

Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility.