

49 Chestnut Park Rd.

South Rosedale

Main Level - Inviting entry with coat closet and handsome staircase to upper levels

Living Room	21'3" x 19'7" 6.49 x 6.00m	<ul style="list-style-type: none"> ➤ Gas Fireplace with Stone Surround Mantle ➤ Three Multi-Paned French Doors ➤ Pot/Art Lights ➤ Herringbone Oak Hardwood Floors ➤ Walk-Out to Patio and Garden with Topiaries ➤ Recessed Electronic Sun Blinds ➤ External Electric Retractable Sun Awning
Dining Room	18' x 17'2" 5.48 x 5.24m	<ul style="list-style-type: none"> ➤ Open Concept ➤ Herringbone Oak Hardwood Floors ➤ Two Matching Integrated Shelving Units ➤ Pot/Art Lights ➤ Bay Window Overlooking the Front Yard
Kitchen	16'6" x 12'6" 5.05 x 3.84m	<ul style="list-style-type: none"> ➤ Large Kitchen Offers an Expansive, Streamlined Workspace ➤ Large Centre Island with Bar Seating Space and Soapstone Counter-Tops and Storage ➤ Soapstone Counter-Tops ➤ Plentiful Cabinetry ➤ Pot Lights ➤ Oak Hardwood Floors ➤ Integrated Appliances ➤ Two Sets of Multi-Paned French Doors to Dining and Living Areas ➤ Kickboard Vacuum

Second Level - The entire level is dedicated to the private primary retreat, offering a luxurious and expansive space for relaxation and personal privacy

Primary Bedroom	20'6" x 12'9" 6.27 x 3.93m	<ul style="list-style-type: none"> ➤ Oak Hardwood Floors ➤ Pot/Art Lights ➤ Three Multi-Paned French Doors with Walk-Out to Balcony ➤ Recessed Electric Sun and Blackout Blinds ➤ External Electric Retractable Sun Awning
Dressing Room	13'6" x 11'11" 4.14 x 3.38m	<ul style="list-style-type: none"> ➤ Island with Storage ➤ Custom Storage Drawers Solutions with Drawers & Cabinets ➤ Cabinet LED Lighting ➤ Pot Lights ➤ Two Sets of French Doors to Ensuite Bath and Primary Bedroom ➤ Oak Hardwood Floors
Sitting Area	13'6" x 6'6" 4.14 x 2.01	<ul style="list-style-type: none"> ➤ Combined with Primary Bedroom ➤ Oak Hardwood Floors ➤ Pot Lights
6-Piece Ensuite		<ul style="list-style-type: none"> ➤ Free-Standing Tub ➤ Two Vanities with Individual Sink ➤ Separate Enclosed Water Closet and Separate Bidet ➤ Large Glass-Enclosed Shower Space with Multiple Heads and Steam Room Function with Built-In Bench ➤ Heated Marble Floors ➤ Pot Lights

3rd Level - Bookshelves featuring elegant French-inspired rustic doors adding a touch of sophistication, offering a stylish way to showcase your books and collectibles

Family Room	14' x 14' 4.26 x 4.26m	<ul style="list-style-type: none"> ➤ Open Bookshelves ➤ Wall of Built-In Cabinets ➤ Oak Hardwood Floors ➤ Three Multi-Paned French Doors Walk-Out to Sundeck ➤ Pot Lights ➤ Recessed Electric Sun Blinds ➤ External Electric Retractable Sun Awning
Washroom		<ul style="list-style-type: none"> ➤ 4-Piece ➤ Tub with Shower, Sink and Toilet
Second Bedroom	12'6" x 11'7" 3.84 x 3.56m	<ul style="list-style-type: none"> ➤ Built-In Wardrobe ➤ Pot Lights ➤ Oak Hardwood Floors ➤ Picture Window
Sun Deck	20'8" x 11'4" 6.33 x 3.47m	<ul style="list-style-type: none"> ➤ Overlooks the Garden

Lower Level - Finished expansive space with heated floors providing ample space for relaxation and enjoyment.

Recreation Room	20'10" x 18'7" 6.12 x 5.69m	<ul style="list-style-type: none"> ➤ Gas Fireplace ➤ Pot Lights ➤ Tile Floors ➤ Wall of Built-In Cabinets ➤ Tempered Wine Cellar
Powder Room		<ul style="list-style-type: none"> ➤ 2-Piece
Bedroom	12'4" x 11'8" 3.77 x 3.59m	<ul style="list-style-type: none"> ➤ Wall of Built-In Drawers and Cabinets ➤ Pot Lights ➤ Tile Floor ➤ Mirrored Wall

Ensuite Washroom

- 3-Piece
- Enclosed Glass Shower, Sink and Toilet
- Pot Lights

Laundry

11'9" x 7'9"
3.62 x 2.40m

- Cabinets and Lots of Counter-Space
- Laundry Sink

Mechanical Room

Additional Information

Inclusions

- Subzero Refrigerator
- Wolf Oven with 6 Burner Gas Range
- Miele Dishwasher
- Miele Microwave
- Exhaust Fan
- Garburator
- Whirlpool Washer
- Whirlpool Dryer
- Wine Refrigerator
- Electric Light Fixtures
- Broadloom Where Laid
- Central Vacuum and Related Attachments
- Window Coverings
- Existing Built-In Speakers
- Samsung TV in Lower Level
- Three (3) External Electric Retractable Sun Awnings
- Security System and Related Equipment

Exclusions

- All Artwork and Mirrors (except those in Bathrooms)
- Fixture in Dressing Room
- EV Charger

Legal Description

- Plan E233 Lot Pt 5, 7 & 8
63R-2582 Pt 2 3 & 5
- Copy of Survey Plan
Attached
- Heritage Designation:
Part V

Lot Size

- 32.50 x 143 Feet

Heating/Cooling

- Forced Air Gas
- Central Air Conditioning
- Hot Water Tank (Owned)
- Two (2) Zone HVAC
Systems
- Recent Replacement of
Furnace and Boiler
System

Taxes

- \$21573.11 per Annum
(2024)

Parking

- Detached Garage
- Right-of-Way

Possession

- 45-60 Days/TBA

Public Schools

Rosedale Junior P.S.
22 South Dr, M4W 1R1

- GR. JK-06
- 416-393-1330

Deer Park Junior & Senior P.S.
23 Ferndale Ave, M4T 2B4

- GR. JK-08
- 416-393-1550

Jarvis Collegiate Institute
495 Jarvis St, M4Y 2G8

- GR 09-12
- 416-393-0140

Northern Secondary School
851 Mt Pleasant Rd, M4P 2L5

- GR 09-12
- 416-393-0270

North Toronto Collegiate Institute
17 Broadway Ave, M4P 1T7

- GR 09-12
- 416-393-9180



Private Schools

Branksome Hall
10 Elm Ave, M4W 1N4

- Girls GR JK-12
- 416-920-9741

Upper Canada College
220 Lonsdale Rd, M4V 2X8

- Boys GR SK-12
- 416-488-1125

The Bishop Strachan School
298 Lonsdale Rd, M4V 1X2

- Girls GR JK-12
- 416-483-4325

The York School
1320 Yonge St, M4T 1X2

- GR JK-12
- 416-926-1325

Carson Dunlop Pre-Listing Home Inspection – August 25, 2024

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