

# what it went for

## \$2.12 MILLION

CONNIE ADAIR

Rosedale  
86A Glen Rd. (Glen Road  
and South Drive)  
Asking price: \$2.25 million  
Sold for: \$2.12 million  
Taxes: \$11,245 (2018)  
Parking: 3  
Garage: 1  
Bedrooms: 3+1  
Bathrooms: 4  
Square footage: 2,880  
Days on the market: 12 days

It took less than two weeks for this Rosedale home, in central Toronto, to get snapped up.

A sale price of \$2.12 million “represents very good value for a property so well located, within walking distance of two subways (Yonge and Bloor) and ideal private and public schools (Branksome Hall and Rosedale Public School,)” says listing agent Janet Lindsay.

“Twelve days on the market and two offers indicates the property is well priced and very desirable.”

Two of the offers were “very close,” she says. The house appealed to “sophisticates, professionals, smaller families, garden enthusiasts and those wanting an easy-care, low-maintenance, three- to four-bedroom home in the prime portion of Rosedale.”

She describes the semi-detached home as a “fantastic condo alternative with a long set back from the street, exceptional space and proportions with lots of upgrades, rare four-car parking, three walkouts and a private garden.”

The home, built in 1968, has three bedrooms,

four bathrooms and approximately 2,880 feet of finished living space. “The super east/west exposure ensures light all day,” Lindsay says.

The living room has a fireplace and a walkout to a terrace. And the kitchen overlooks the open-concept family room, which has a walkout to a deck and a view of the garden.

The small kitchen has built-in appliances. “The wife is extremely creative and is a gourmet cook who is very philanthropically generous with her talents,” Lindsay says. “She voluntarily caters up to 100 people even though the kitchen is limited in size.”

Three bedrooms, including a master suite with his-and-hers closets and a four-piece ensuite bathroom, are on the second floor. Other highlights include a media/recreation room and a fourth-bedroom on the lower level. The home also has a mudroom/laundry room with handy access to the garage.

Renovations to the home include new broadloom on the stairs in 2018, a new furnace in 2017 and an air conditioner, which was added in 2016.

The 17x189-ft. lot has a “very deep, private and easy-care garden with a flagstone walk, a canopy of mature foliage and manicured perennial beds that overlook a rare garden belonging to a property on Dunbar Road, which offers an abundance of privacy between this property and the neighbour to the west,” Lindsay says.

*Listing Broker: Chestnut Park Real Estate Ltd. (Janet Lindsay)*

