

82 Chestnut Park Road

~ Rosedale ~

Presented by **Janet Lindsay**, Sales Representative 416-925-9191

Amazing Rosedale Property Where 56' Frontage Widens To 85' Across Garden

Coveted Chestnut Park Ravine Enjoyed By A Very Few Exclusive Residents

Resort Style Pool Of Virtually Irreplaceable Size And Proportion On This Ravine Today, Overlooking Broad Tableland Over Parkland

Sophisticated And Highly Detailed Throughout

Exceptional Primary Suite With Direct Elevator

Main Floor

VESTIBULE

- Entry door with decorative iron grill
- Striking, leaded and glass bevelled door with leaded glass sidelights
- Crown moulding
- Deep baseboards
- Stone floor

FOYER

- LED lighting
- Crown moulding
- Double door closet
- Alarm panel
- Deep baseboards
- Wood floor

GRAND STAIRCASE

- Large leaded and bevelled glass bay window for lots of light on broad landing

LIVING ROOM

- Open to Foyer for elegant open concept and extra seating
- Ceiling medallion for chandelier lighting
- Crown moulding and rich millwork
- Wood burning fireplace with stone mantle, surround and hearth
- Mirrored wall
- Large bay window with additional south facing windows to allow for plenty of natural light
- Wood floor

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DINING ROOM

- Easily seats 12 – 16
- Crown moulding
- Elegant ceiling medallion for chandelier lighting
- Large bay window for lovely light with additional window over looking rear garden
- Swing door to Pantry and Kitchen
- Wood burning (to confirm) fireplace with stone surround and hearth
- Deep baseboards
- Wood floor

FAMILY ROOM

- LED lighting
- Crown moulding and wainscotting
- Bay window with French doors to Garden and Pool
- Wood burning fireplace with stone mantle, surround and hearth
- Stone floor

KITCHEN

- Beautifully scaled Chef's Kitchen with ample upper and lower cabinetry, stone countertop and stone backsplash, pullout drawers and butler's pantry
- LED and under cabinet lighting
- Crown moulding
- Open to Family / Breakfast Room
- Stone topped centre island with generous preparation space, double sink and extra storage.
- Breakfast bar area with seating for 4 is perfect for casual meals, homework or watching the chef prepare!
- Premium appliances
- Wood floor

FAMILY / BREAKFAST AREA

- Easily seats 6 – 8 and accommodates furniture grouping
- LED and ceiling outlet for chandelier lighting
- Crown moulding
- Marble accent wall with gas fireplace
- Bay window with French doors to Patio and Garden
- Additional door to Garden
- Stone floor

POWDER ROOM 2-Piece

- LED and wall sconce lighting in place
- Recessed ceiling with accent lighting
- Stone slab vanity with inset sink and cabinets below
- Stone floor

ELEVATOR

- LED lighting
- Paneled walls
- Access all levels

MUDROOM

- Direct entry to Garage with lift
- Stone floor

Second Floor

- Large window on broad landing
- LED lighting
- Crown moulding
- Elevator access
- Linen closet
- Deep baseboards
- Wood floor

SECOND BEDROOM

- LED lighting
- Crown moulding
- Woodburning fireplace with classic wood mantle, and stone surround and hearth
- Large Bay window
- Broadloom

SECOND BEDROOM ENSUITE BATH 5-Piece

- LED lighting
- Stone topped vanity with double sinks – one a hair washing sink – and storage below
- Stone framed soaker tub with jets and handheld shower
- Separate water closet
- Large leaded and bevelled glass window for lovely south light
- Heated stone floor

DRESSING ROOM

- Walk-in closet
- Double door closet
- LED lighting
- Custom shelving and drawers for easy clothes organization
- Vanity mirror
- Stone floor

THIRD BEDROOM WITH STUDY

- King size
- LED lighting
- Crown moulding
- Double closet
- Open concept study area
- 3 large windows overlook Garden
- Wood floor

ENSUITE 3-Piece

- LED lighting
- Crown moulding
- Vanity sink
- Glass framed shower with handheld showerhead
- Window
- Heated floor

FOURTH BEDROOM

Currently used as an office

- LED lighting
- Crown moulding
- Large Bay window with additional windows overlooking the garden
- Additional window over Garden
- Wood floor

HALL BATHROOM 4-Piece

- LED lighting and wall sconces
- Crown moulding
- Marble topped vanity with cabinets below and expansive mirror
- Tub with handheld showerhead, glass semi-enclosure, stone surround and window
- Deep baseboards
- Stone floor

SIDE HALL

- Elevator in separate vestibule
- Wall of windows overlooking garden

Third Floor

PRIMARY SUITE

The whole floor is comprised of the Primary Suite which includes bedroom, seating area, 2 walk-in dressing rooms and 6-piece ensuite (approximately 2000 SF)

- Soaring octagonal skylight with shade screen
- LED lighting
- Crown moulding and wainscotting
- Deep baseboards
- Wood floor

BEDROOM

- King size with seating area
- Direct access to elevator
- Built-in cabinetry with lots of drawers for storage
- 3 sets of French doors to Juliette Balconies for light with additional side windows for amazing garden views
- Wood burning fireplace with wood mantle and stone surround and hearth
- Dramatic sky light with automatic window blind
- Wood floor

'HIS' AND 'HER' DRESSING ROOMS (2)

- Windows and skylight for natural light
- Desk, vanity nook or built-ins
- Great storage and closets with fitted shelves, and cubbies

ENSUITE 6-Piece SPA BATH

- LED lighting
- Crown moulding and wainscotting
- Oversized peaked octagonal skylight for lots of light
- Wall panels of marble frame opaque leaded glass windows
- "His" and "Her" marble topped vanity
- Marble framed soaker tub with jets and handheld shower
- Glass framed marble clad shower with rain showerhead and bench
- Large window for lovely light
- Stone floor

Lower Level

- Plenty of closets for additional storage

RECREATION ROOM

- Windows
- Double closets
- Access to furnace / storage room
- Wood floor

WINE CELLAR

- Antique entry door with stained glass window insert
- Temperature controlled

STORAGE ROOM / POTENTIAL 5TH BEDROOM

- Window

BATHROOM 3-Piece

- LED lighting
- Pedestal sink
- Glass framed shower
- Tile floor

LAUNDRY ROOM

- Laundry sink
- Window

MECHANICAL AND FURNACE ROOM

Garden

- Landscape lighting including uplighting
- Inground irrigation system

TOTALLY PRIVATE BACK GARDEN

- Ron Holbrook garden with raised stone terrace and seamless glass frame leads to pool with stone surround, several dining and seating areas and water feature (not completed)

TWO CAR GARAGE WITH LIFT

List of Upgrades

Kindly provided by the Seller

- Ron Holbrook garden – including fire table, kitchen with fridge and BBQ
- Slate front roof
- Powder Room with Toto toilet
- Security cameras and Avante system
- Exterior uplighting in front and back gardens
- New water fountain in back garden (on order - only foundation in place)

Comfort Systems

- 2 gas furnaces and 3 air conditioners
- Generator – recently serviced
- Car lift – recently serviced
- Elevator – recently serviced

TAXES: \$46,645,84 (2023)

Offers: For Additional Information, Offer Clauses, Inclusions and Exclusions please see MLS for Schedule 'B'