

# 120 Roxborough Street East

## ~ Rosedale ~

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

### Main Floor

#### FOYER

- Entry door with decorative iron grill
- Decorative ceiling medallion for hanging light fixture
- Crown moulding
- Closet
- Intercom system (as is)
- Deep baseboards
- Stone floor

#### GRAND STAIRCASE

- Large leaded glass window for lots of light on broad landing
- Striking wood banister
- Wide and deep hardwood steps with elegant runner

#### LIVING ROOM

- Overlooks Dining Room for elegant open concept
- LED lighting and wall sconces
- Built-in ceiling speakers
- Crown moulding and rich millwork
- Fireplace with wood mantle and surround and stone hearth (as is)
- Large bay windows with additional south facing windows to allow for plenty of natural light, all with California shutters
- Wood floor

#### DINING ROOM

- Easily seats 12 – 16
- Crown moulding and rich millwork
- Built-in ceiling speakers
- Elegant ceiling medallion for chandelier lighting
- Large bay window for lovely light with California shutters over looking garden
- Swing door to Hall and Kitchen
- Deep baseboards
- Wood floor

#### FAMILY ROOM / BREAKFAST AREA

- French doors to Hall
- LED lighting
- Built-in ceiling speakers
- Crown moulding
- Large windows overlooking the Garden with California shutters
- Custom built-in entertainment center and separate built-in shelves with cupboard below for additional storage
- Deep baseboards
- Wood floor

Prospective purchasers should satisfy themselves as to the accuracy of the information, including all measurements, contained in these feature sheets. This information is provided by sources we believe to be reliable, but which may not be, and which we cannot therefore guarantee. This is not a representation of Chestnut Park Real Estate Limited.

## KITCHEN

- Beautifully scaled Chef's Kitchen with ample custom upper and lower cabinetry, stone countertop, pullout drawers, built-in desk, and pantry
- 6 skylights in vaulted ceiling
- Walls of windows over looking both front and back Gardens
- LED and under cabinet lighting
- Stone topped, oversize centre island with generous preparation space, pendant lighting, electrical outlet, bar fridge and plenty of cupboards for storage
- Open to Family / Breakfast Room
- Wood floor

## LIBRARY / OFFICE

- French Doors from Foyer
- Elegant ceiling medallion and wall sconces
- Built-in ceiling speakers
- Crown moulding and rich millwork
- French doors to front Garden
- Two leaded glass window for added light
- Fireplace with wood mantle and surround and stone hearth (as is)
- Wood floor

## POWDER ROOM 2-Piece

- LED and wall sconce lighting
- Window with curtains for privacy and natural light
- Pedestal sink
- Deep baseboards
- Wood floor

## MUDROOM

- Direct entry to Garage and Kitchen
- Access to both front and back Gardens
- Crown moulding
- LED lighting
- Double closet with custom shelves and hanging rods
- Deep baseboards
- Stone floor

## Second Floor

- Elegant ceiling medallion for chandelier lighting
- Deep baseboards
- Wood floor

## PRIMARY BEDROOM

- LED lighting
- Crown moulding
- Bay window and additional window all with California shutters
- Wood floor

## PRIMARY WALK-IN CLOSET

- LED lighting
- Wall-to-wall custom closet with adjustable hanging rods, deep drawers, cupboards and clear drawers
- Bench for additional storage and seating for easy dressing
- Window with California shutters for privacy and natural light
- Safe
- Wood floor

## PRIMARY ENSUITE BATH 6-Piece

- LED and wall sconce lighting
- Stone topped vanity with double sinks, mirror and windows above and storage below
- Stone framed soaker tub with jets and handheld shower
- Glass and stone framed steam shower with light and built-in shelves
- Separate water closet
- Stone floor

## SECOND BEDROOM

- King size
- Elegant ceiling medallion for chandelier lighting
- Crown moulding
- Fireplace with classic wood mantle, and stone surround and hearth (**as is**)
- Bay window and additional window with California shutters
- Double closet with mirrored sliding doors
- Wood floor
- 4-Piece semi ensuite

### ENSUITE BATH 5-Piece

*Semi-ensuite with Hall Bath*

- LED and wall sconce lighting
- Stone topped vanity with sink and storage below
- Stone framed soaker tub with jets and handheld shower
- Glass and stone framed shower with light and built-in shelves
- Large glass windows
- Stone floor

## OFFICE / NURSERY

- French doors from Hall
- LED lighting
- Built-in ceiling speakers
- Crown moulding and rich millwork
- Large window with California shutters
- Wood floor

# Third Floor

- Landing opens to Sitting Area

### SITTING / MEDIA / PLAY AREA

*Easily enclosed for potential 5<sup>th</sup> Bedroom*

- Vaulted ceiling
- LED and hanging pendant lighting
- Built-in ceiling speakers
- Crown moulding
- Double French doors to Juliette balconies
- Elegant ceiling medallion for chandelier lighting
- Deep baseboards
- Wood floor

## THIRD BEDROOM

- LED lighting
- Large windows with California shutters
- Walk-in closet with custom organizers and additional closet for plentiful clothes storage
- Wood floor

### ENSUITE BATH - 5-Piece

- LED lighting and wall sconces
- Built-in ceiling speakers
- Stone topped vanity with double sinks, cabinets below and mirror above
- Additional custom cabinetry for more storage
- Tub with stone surround and window with California shutters
- Glass and tile shower with rain and handheld showerheads
- Stone floor

#### FOURTH BEDROOM

- Double size
- LED lighting
- Built-in ceiling speakers
- Large windows with California shutters
- Double closet with custom organizer
- Wood floor

#### ENSUITE BATH - 3-Piece

*Semi ensuite with Hall – access to Potential 5<sup>th</sup> BR)*

- LED and wall sconce lighting
- Stone top vanity sink with storage below and expansive mirror above
- Glass and tile framed shower
- Window
- Heated floor

## Lower Level

#### RECREATION ROOM

- LED lighting
- Window

#### POTENTIAL 5<sup>TH</sup> or 6<sup>TH</sup> BEDROOM

- Window

#### BATHROOM 3-Piece

- LED lighting
- Pedestal sink
- Shower with handheld showerhead
- Tile floor

#### LAUNDRY ROOM

- Laundry sink
- Access to utility room and separate oversized storage room
- Multiple large closets for additional storage
- Windows
- Tile floor

#### MECHANICAL AND FURNACE ROOM

## Garden

- Private wrap-around Garden with patio area for dining
- Front Garden with patio area for sitting or dining
- Inground irrigation system
- Gas hook up in place for gas BBQ

#### TWO CAR GARAGE

- Automatic door
- Added space for shelving and storage

## Comfort Systems

- 2 gas furnaces
- Air conditioning
- Central vacuum
- Alarm system
- New (Dec '23) roof over Garage
- Seller will remove solar panels and replace roof over House if not wanted

**TAXES: \$23,406.21 (2023)**

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