

82 Chestnut Park

~ Rosedale ~

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

Welcome to this exceptional, stately and classically designed 4-5 bedroom, almost 8,000 sf residence on a much sought after and widely admired street, prized for its multi-million-dollar estate-style family homes. Chestnut Park is the coveted address in this most sought-after part of Rosedale. Bordering parkland, with impressively broad tableland (85') on the exclusive ravine section, this is a rare offering indeed. Glamorous, airy and bright, with tall ceilings, and beautifully situated in an extraordinary position on this quiet park-dotted crescent in prestigious Rosedale, it is the epitome of refinement and elegance.

Encircled by forested ravines, mature trees and lovely parks, which evoke a feeling of serene country living in the heart of the city, this superb property and magnificent residence is just a few minutes from Branksome Hall, U.C.C. and York schools and Toronto's major business, theatre and shopping districts. Rarely available and unique on a wonderful 56' wide lot that is a glorious 85' across the garden, it is a perfectly located jewel in a truly enviable location.

Thoughtfully updated by the present owners, it is a dramatic blend of the contemporary designer finishes with timeless details, and has been meticulously maintained, making this a luxury showpiece property. Exuding exceptional quality and a grand scale in all rooms, this imposing home, framed by one-of-a-kind superbly private and professionally landscaped Ron Holbrook gardens, features privacy fencing, lofty shade trees, delightful stone steps and pool surround, walkways and tiered stone terrace with frameless glass. The resort-style garden, which widens to 85 feet, features a shimmering pool of a scale and proportion virtually irreplaceable on a ravine lot today, a water accent (to be completed) and several large wraparound sitting and dining areas. The latter, with built-in barbecue and fridge, gives ample space for family enjoyment or stylish entertaining. Spectacular outdoor pleasure is ensured in this peaceful, sophisticated and panoramic location. The modern spirit, ease and comfort of this trophy property will appeal to true connoisseurs of quintessential luxury who are captivated by this enduring primacy of place.

Immaculately maintained, this choice residence boasts beautifully proportioned principal rooms, high ceilings, classical millwork, walls of French doors and windows, sparkling skylights, 6 fireplaces, 6 bathrooms, rich wood floors and ultra-convenient attached garage with lift, opening directly to the interior and its well-placed elevator. Light filled, this magnificent home, a harmonious fusion of contemporary and classical influences, has an enviable family friendly and flexible floor plan making it one of the finest properties of its type to come to the market in recent years.