

57 Highland Avenue

- Rosedale -

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6,962 square feet of exceptional living space over four floors

- * *Expansive home with 10' ceilings on main level and 9 1/2' ceiling on the second and third floors*
- * *Abundant natural light*
- * *Quality finishes throughout*

Perfect for entertaining

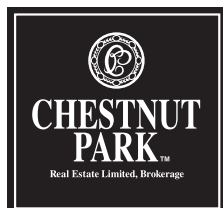
- * *Gourmet kitchen with luxury appliances*
- * *Multiple indoor/outdoor rooms offering endless opportunities for hosting intimate and large gatherings*

Asking Price: \$7,898,000

Taxes: \$31,035.61 - 2015

Legal Description: Plan 528 Pt Lots 36 & 37

Offers: For additional information, offer clauses, inclusions and exclusions, please see MLS for schedules "A" and "B" and "C".



CHRISTIE'S
INTERNATIONAL REAL ESTATE

57 Highland Avenue

- Rosedale -

Main Floor

Reception and Centre Foyer 19'6" x 8'7"

- * White marble floor
- * Guest coat closet
- * Open staircase with glass railings
- * Large plaster crown mouldings
- * 2 piece powder room with white Carrara marble, Toto toilet and pedestal sink
- * French doors leading to covered rear terrace

Formal Living Room 28'3" x 20'6"

- * Hardwood floors
- * Gas fireplace with marble mantle and surround
- * Large plaster crown mouldings
- * Wall-to-wall windows overlooking garden
- * Overlooking rear garden and pool

Dining Room 18'11" x 14'3"

- * Hardwood floors
- * Gas fireplace with marble mantle
- * Leaded glass windows
- * Large plaster crown mouldings

Kitchen 15'5" x 13'11"

- * Hardwood floors
- * White cabinetry
- * Carrara marble counters
- * Large centre island with breakfast bar
- * Deep stainless sink
- * Two Bosch dishwashers
- * Sub-Zero refrigerator
- * Two Sub-Zero fridge drawers
- * Wolf 6-burner gas stove/oven
- * High capacity exhaust hood
- * Hidden microwave with lift up cabinet cover
- * Marvel wine refrigerator
- * Open to Family Room

Family Room 20'7" x 19'2"

- * Hardwood floors
- * Gas fireplace with floor to ceiling marble
- * Built-ins for media storage
- * Wall-mounted Sony Bravia television
- * Wall-to-wall French doors leading to rear garden and covered outdoor terrace
- * Open to kitchen for easy entertaining

Outdoor Terrace

- * South facing for abundance of sunlight
- * Coffered ceiling with columns
- * Overlooking pool area and rear garden
- * Covered patio area for outdoor dining and cocktails and ample space for lounging

57 Highland Avenue

- Rosedale -

Second Floor

Staircase and Upper Landing

- * Contemporary glass railing
- * Built-in bookshelves on landing
- * Large plaster crown mouldings

Master Bedroom

25'1" x 20'10"

- * Hardwood floors
- * Spacious sitting area
- * Dressing room
- * Wall-to-wall windows overlooking rear garden and ravine
- * Linen closet
- * Built-in library shelving
- * Large plaster crown mouldings

Master Bathroom 6-Piece Ensuite

23'7" x 11'10"

- * Large glass shower
- * Overhead rainfall shower head as well as hand held shower
- * Two independent vanities with marble counterops
- * His and her toilets (each discretely private)
- * Free standing tub with heated back rest and air system
- * Carrara marble flooring
- * Ample storage

Master Bedroom Dressing Room

15'5" x 11'11"

- * Open with walk-around layout
- * Accessible from both master bedroom and master bathroom
- * Both chrome and glass (adjustable) shelving and hanging capabilities providing ample space and storage

Bedroom 2 - 3-Piece Ensuite

15'1" x 14'9"

- * Hardwood floors
- * Large plaster crown mouldings
- * Walk-in closet

Bedroom 3 - 4-Piece Ensuite

14'9" x 14'2"

- * Hardwood floors
- * Large plaster crown mouldings
- * Walk-in closet
- * Storage area

57 Highland Avenue

- Rosedale -

Third Floor

Sitting Area

17'8" x 15'0"

- * *Hardwood floors*
- * *Open to stairway below*
- * *Glass railing*
- * *Window seating*
- * *Skylight*

Bedroom 4 - 5-piece semi-ensuite with handcut Carrara marble

17'6" x 12'3"

- * *Hardwood floors*
- * *Window seating*
- * *Skylight*

Bedroom 5 - 5-piece semi-ensuite with handcut Carrera marble

20'11" x 11'5"

- * *Spacious open room*
- * *Two sets of double closets*
- * *French doors leading to private terrace overlooking rear garden, ravine and city skyline*
- * *Beautiful glass railing*

57 Highland Avenue

- Rosedale -

Lower Level

Mudroom * Hardwood floors * Three double closets with ample storage * Direct entry from side door * Powder room with mosaic floor	20'2" x 10'9"	Gym * Hardwood floors * Fully mirrored wall * Wall-mounted flat screen television	14'7" x 13'1"
Family Room * Hardwood floors * Walkout to rear stone patio * French doors * Direct pool access from walkout	32'10" x 19'3"	Utility Room * Tile flooring	12'5" x 6'0"
Wine Room * Hardwood floors * Rosewood racking system * Armoire for storage * Glass door enclosure	10'10" x 10'7"	Garage * Detached two car garage * Foam insulation * Thermally insulated overhead doors * Drywall interior with crown moulding and baseboards * Dealership style floor finishing * California shutters * Heated * Air conditioned (Slim-Jim) * Car entry from Roxborough Drive * Private patio on side (potential for additional carport alternative)	25'1" x 19'9"
Laundry Room * Hardwood floors * Double Whirlpool washers * Double Whirlpool dryers * Steam functions * Caesar stone countertop with deep stainless sink * Double closet	9'9" x 7'1"		
4-Piece Bathroom * Double vanity with marble * Oversized glass shower * Steam shower capability * Marble floor * Built-in shelving			

57 Highland Avenue

- Rosedale -

Exterior Features

- * Large ravine property (60.12 ft x 208.5 ft, irregular)
- * Frontage of residence on Highland Avenue
- * Mature trees
- * Professionally landscaped with deciduous shrubs and boxwood hedges
- * Cobblestone driveway to house and garage
- * Raised beds surround driveway
- * Double driveway with turnaround
- * Wiarton stone used throughout rear gardens and pool
- * Covered terrace from family room has coffered ceilings, columns and ample seating for dining and lounging
- * Multi-tiered rear garden
- * Renovated heated (gas) Betz gunnite pool with Jacuzzi
- * Stone clad retaining walls throughout providing ultimate privacy
- * Copper eaves, downspouts and entry roof

Mechanical Details

- * Hydronic in-floor heating (gas) throughout with multiple heating zones
- * HRV unit for fresh air processing
- * High efficiency boiler provides heating and domestic hot water with over capacity storage tank
- * Hot water recirculating pump for immediate hot water throughout
- * Lennox 5 ton central air conditioning
- * Foam insulation throughout
- * New windows and doors throughout
- * 1 3/4" solid core doors with brushed nickel hinges and steeples
- * Crystal doorknobs
- * Upgraded electrical panel (200 AMP)
- * ADT security system (monitoring excluded)
- * Engineered hardwood throughout except for foyer and bathrooms
- * Sump pump with emergency central alarm system and battery back-up
- * Irrigation system (front garden, rear garden and ravine)
- * Central vacuum

57 Highland Avenue

- Rosedale -

Inclusions

Main Floor Family Room

- * Flat screen Sony Bravia Television in family room off the kitchen

Kitchen

- * Sub-Zero refrigerator
- * Two Sub-Zero refrigerator drawers
- * Wolf six burner gas stove/oven
- * High capacity exhaust fan
- * Two Bosch dishwashers
- * Panasonic inverter microwave
- * Marvel wine fridge

Master Bedroom Dressing Room

- * All shelving and hardware

Wine Room

- * Rosewood racking system
- * Armoire

Laundry Room

- * Whirlpool front load washers (2)
- * Whirlpool front load dryers with steam function (2)

Gym

- * Flat screen wall-mounted television

In-ground Pool

- * All related pool equipment including a robotic cleaner
- * Outdoor planters surrounding pool

AND

- * All existing light fixtures (other than those listed in the exclusions)
- * Security system (monitoring not included)
- * Automatic garage door openers
- * All other permanent fixtures now on the property belonging to the seller which are deemed to be free and clear of all encumbrances

Exclusions

- * All hanging light fixtures

Additional Information

- * Radiant in-floor heating system throughout
- * ADT security system (monitoring not included)
- * 200 AMP service
- * Spa-inspired gunnite pool surrounded by mature trees and perennial garden shrubs
- * New 2 car garage, plus circular driveway for ample parking
- * Convenient access to Summerhill Market, public transportation, quality shops and restaurants
- * Top public and private schools are only minutes away
- * Home provides a full lifestyle spectrum for family enjoyment and entertaining
- * Located on one of Rosedale's most coveted streets
- * Phantom screens on rear patio doors