

88 WHITEHALL ROAD ROSEDALE

INTRODUCTION:

In The Heart Of North Rosedale - Wonderful Tree Lined Street - Perfect For A Family.

Beautifully Renovated Two Storey Brick Home - Shows To Absolute Perfection!

Parking For One Car Off Summerhill Avenue - Garage Converted Into Office - Easily Changed Back Into One Car Garage

Elegant Side Centre Hall - Gracious Principal Rooms With Hardwood Floors and Lovely Large Windows Throughout

Lovely Renovated White Kitchen With Granite Counters, Step Down Family Room Overlooking Deck and South Garden

Spacious Master Suite With Two Double Closets, Large Five Piece Ensuite - Three More Bedrooms. Main Three Piece Bath And Super Third Floor Loft

Superbly Finished Lower Level With Terrific Ceiling Height, Large Recreation Room, Spacious Laundry Room, Four Piece Bathroom, Good Storage And Large Finished Crawl Space

Close to Terrific Shopping @ Summerhill, Easy Access To Downtown by Bayview Extension Minutes by Bus To Rosedale Subway.

Public School Districts: Whitney Jr Public, Deer Park Jr & Sr Public, Jarvis High School, Central Tech, Northern High School, Private Schools: Branksome Girls School (IB), UCC Boys School (IB), Greenwood Co-Ed, York School Co-Ed (IB) And Montcrest Co-Ed School

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Main Floor: *Fabulous Light With Lovely Windows Throughout*

- **Foyer**
 - Lovely Foyer

- **Living Room** **23'2" x 15'0"**
 - Hardwood floors
 - Fireplace
 - Bay window

- **Dining Room** **13'1" x 12'10"**
 - Hardwood floors
 - Side window

- **Powder Room**
 - Custom wood vanity

- **Kitchen** **11'10" x 9'7"**
 - Hardwood floors
 - Halogen lighting
 - Custom white cabinetry
 - Granite counters - glass backsplash

- **Family Room** **20'9" x 13'1"**
 - Ceiling Height 9'7"
 - Walk-out to Deck & Garden
 - Double closet
 - Powder room

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SECOND FLOOR:

- **Master Bedroom** 26'4" x 15'5"
 - Hardwood floors
 - Large bay window overlooking garden
 - Two double closets
 - **Master Ensuite (5 Piece)**
 - Double sink
 - Oval tub w/shower
- **Bedroom #2** 11'10" x 9'11"
 - Hardwood floors
 - Double closet
- **Bedroom #3** 13'0" x 9'3"
 - Hardwood floors
 - Single closet
- **Bedroom #4** 13'9" x 13'0"
 - Hardwood floors
 - Two double closets
- **Main Bath**
 - 3 Piece bath

THIRD FLOOR:

- **Loft** 21'7" x 11'8"
 - Hardwood floors

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LOWER LEVEL

- **Recreation Room** **22'0" x 13'8"**
 - Fabulous height
 - Marble floor
 - In floor heating

- **Utility** **13'3" x 11'4"**

- **Bath**
 - Four piece bath
 - Heated marble floor

- **Laundry Room** **8'6" x 5'0"**
 - Sink
 - Heated marble floor

- **Crawl Space/Storage** **22'8" x 10'10"**
 - Generous 5'3" height

INCLUSIONS: BROADLOOM WHERE ATTACHED, ALL CURTAINS AND RELATED RODS, WASHER, DRYER, DISHWASHER, FRIDGE/FREEZER, OVEN, MICROWAVE, IRRIGATION SYSTEM, IN-FLOOR HEATING AS NOTED, ALL ATTACHED BUILT-INS, EXISTING SCREENS, NEWER WINDOWS AS NOTED, EXISTING FIREPLACE EQUIPMENT (EXCLUDE FENDERS) AND HEATING AND COOLING SYSTEMS.

EXCLUSIONS: ALL LIFT OFF ART AND MIRRORS, BBQ, GARDEN FURNITURE AND STATUARY, AREA CARPETS AND BREAKFAST AREA STOOLS

Home Inspection: <http://www.discoverhorizon.com/dl.aspx?i=OueAy2%2bHAVEzzz>

KELLY FULTON AND JAMES WARREN
Royal LePage Real Estate Services Ltd.
Johnston & Daniel Division, Brokerage

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ADDITIONAL FEATURES:

Lot Size:	38 Feet x 110 Feet
Drive/Garage:	Attached Garage (currently used as an office-easily converted back to garage)
Taxes:	\$10,815.46 2013
Legal Description:	Part Lots 28 & 29 M496
Heating/Cooling:	Forced Air/ Central in Family Room and Master Addition Radiant Heat and Split Pack in Original House In Floor Heating in Lower Level
Possession:	60 – 90 Days or TBA
List Price:	\$1,659,000.00

KELLY FULTON

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ROYAL LEPAGE REAL ESTATE SERVICES LTD.
JOHNSTON AND DANIEL DIVISION, Brokerage

The information contained in this feature sheet has been obtained from sources deemed reliable and, while not guaranteed, is believed to be correct

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Please include the following clauses in all Agreements of Purchase and Sale and to form an integral part of the Agreement.

The information herein provided including but not limited to the feature sheets, Pre-inspection report (if any) Survey and side report (if any), any Encroachment Agreement (if any), Tax bill (if any), and Floor plans for the property (if any) are to serve as a guide only for the prospective Buyer. Royal LePage Real Estate Services Limited – Johnston & Daniel Division, the Seller for the property nor James Warren or Kelly Fulton, Sales Representatives make any representation as to the accuracy and therefore the Buyer is requested to satisfy himself to the information contained herein.

The Buyer is requested to provide with any Agreements of Purchase and Sale a certified deposit cheque or bank draft. If the deposit cheque is not certified or tendered as a draft, then the Buyer agrees that he shall have one (1) business day from acceptance of the Agreement of Purchase and Sale to provide same to Royal LePage Real Estate Services Limited – Johnston & Daniel Division, Brokerage in trust.

It is understood and agreed by both Seller(s) and Buyer(s) that for the purposes of clarification, all references made to the irrevocable time and date and times and dates specified in conditions of this offer, if any, will be deemed to reflect Toronto, Ontario, Canada, times and dates.

The parties to this Agreement of Purchase and Sale acknowledge that Royal LePage Real Estate Services Limited - Johnston & Daniel Division, Brokerage have recommended that they obtain advice from their legal counsel prior to signing this document. The parties further acknowledge that no information provided by Royal LePage Real Estate Services Limited – Johnston & Daniel Division is to be construed as expert legal advice. The Parties acknowledge that no information provided by Royal LePage Real Estate Services Limited – Johnston & Daniel Division, Brokerage, or the Sellers for the property is to be construed as tax, building (structural), usage of property, heritage designation or environmental advice.

The parties to this agreement acknowledge that the Province of Ontario has implemented the 'Current Value Assessment' (CVA) system upon which property taxes are based. It is agreed that there shall be no claim made against any party to this agreement or any real estate broker or salesperson referred to herein, arising out of, or in any way related to assessment or property tax information in connection with the property.

The Seller represents and the Buyer acknowledges that the subject property is located in an area designated as a heritage area. The Buyer agrees to proceed with this transaction and not raise any objections with respect to the foregoing. (Please see the North Rosedale Rate Payers web site). www.northrosedale.ca

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The Parties to this Agreement of Purchase and Sale agree to allow the Listing and Co-Operating brokers to use the location and picture of the property and Offering Price in their future marketing pieces, but not to release the sale price or parties names to this Agreement.

All measurements are provided in feet for the floor plans and property measurements on the feature sheet.

Please allow for 24 hours irrevocable on any Offers to Purchase as the Seller is travelling.

For the purpose of this Agreement, the terms “banking days” or “business days” shall mean any day, other than a Saturday, Sunday, or a statutory holiday in Toronto, Ontario, Canada.

The Buyer has been made aware & accepts there that the rear property fence and driveway is on City property. The Buyer agrees not to raise any objections on closing.

The Buyer acknowledges and accepts that the lower level fireplace located in the games room has not been used by the current owner.

The Buyer acknowledges and accepts that the Seller has been using the garage as a home office and as such the Buyer either agrees to accept the garage in its current state and not raise any objections on closing or they may have to convert it back on closing according to the City By-laws.

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