

# 131 ROXBOROUGH ST E SOUTH ROSEDALE

## INTRODUCTION:

In The Heart Of South Rosedale -A Sophisticated Detached Home With Wonderful Character - Fabulous Curb Appeal - Perfect Flow - Amazing Natural Light And A Gorgeous South Garden, Fully Fenced With A Lovely Stone Terrace.

Superb Architectural Details and Finishing's Including; High Ceilings, Fabulous Mouldings And Hardwood Floor

The Main Floor Has A Lovely Foyer With A Powder Room, Wonderful Principal Rooms With An Elegant Living Room With A Gas Burning Fireplace Gorgeous French Doors And A Separate Dining Room - Fabulous For Entertaining - A Lovely Bright Renovated Kitchen With Breakfast Area - A Stunning Wall Of Windows Overlooking The Terrace & South Garden

The Second Floor Boasts A Master Suite With An Six Ensuite - Two More Spacious Bedrooms And A Bath – The Third Floor Is Huge And Can Also Be Used As Master Suite With A Separate Sitting Area, Marble Ensuite, Tons Of Closets And Two Skylites

A Good Lower Level With a Recreation Room, A Bathroom And Lots Of Storage

Parking Is One Car Legal Pad But Has Room For Two Cars

Steps To Subway, Shops And Restaurants

Public School Districts: Rosedale Jr Ps, Deer Park Jr & Sr Ps, Jarvis - Central Tech And Northern High Schools Private Schools: Branksome Hall Girls School (IB Program), Bishop Strachan Girls School, Upper Canada College Boys School (IB Program), The York School Co ed (IB Program), De La Salle Co Ed School

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