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# **SOUTH ROSEDALE**

21 Dale Avenue Suite 844

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- 21 DALE AVE., ONE OF SOUTH ROSEDALE'S MOST EXCLUSIVE RESIDENCES
- RARE DOUBLE CORNER SUITE (ONLY A FEW IN THE BUILDING) WITH GORGEOUS TREE TOP VIEWS
- INCREDIBLY SPACIOUS - 2629 SQ. FT. (ONE OF THE LARGEST SUITES IN THE BUILDING)
- STUNNING TOP TO BOTTOM RENOVATION INCLUDING ALL WINDOWS & DOORS, FLOORS, KITCHEN, BATHROOMS ETC.
- SENSATIONAL FOR ENTERTAINING OFFERING WONDERFUL FLOW & OPEN SPACES
- BRILLIANT UNOBSTRUCTED MILLION DOLLAR SOUTH, WEST & EAST VIEWS OVERLOOKING THE RAVINE
- 3 LARGE BALCONIES WITH AMPLE ROOM FOR FURNITURE
- FABULOUS CUSTOM KITCHEN W/GENEROUS CABINETRY, STAINLESS APPLIANCES AND A HUGE ISLAND WITH LOTS OF SEATING
- LOVELY MASTER WING WITH LOADS OF CLOSETS, OFFICE (OR 2ND BEDROOM) & SPA INSPIRED MARBLE BATH, SECOND MASTER WING WITH 3<sup>RD</sup> BEDROOM, ENSUITE & FAMILY ROOM
- SUPERB GROUNDS WITH 5 ACRES OF LUSH GARDENS
- SENSATIONAL AMENITIES INCLUDING INDOOR & OUTDOOR POOL & GYM
- LOADS OF VISITOR PARKING, 24 HOUR CONCIERGE & PET FRIENDLY

FABULOUS FLOOR PLAN, INCREDIBLY SPACIOUS,  
TREMENDOUS LIGHT

SIMPLY EXQUISITE!!

**SUITE DETAILS: *OPEN CONCEPT ENTERTAINING AREA, EXPANSIVE WINDOWS, SENSATIONAL RAVINE VIEWS, GORGEOUS HARDWOOD***

**Foyer**

Elegant open concept entrance foyer, 2 fully outfitted large closets, sensational powder room w/marble sink & barn door

**Living Room**

Spacious open area with unobstructed southwest views, huge windows surround, electric fireplace with striking 19<sup>th</sup> century French wood mantle

**Dining Room**

Lovely open space with unobstructed southwest views, walk out to large terrace

**Kitchen**

Gorgeous new kitchen with generous cabinetry, stainless appliances, expansive island with loads of seating and unobstructed southwest views

**Laundry Room/ Butler's Pantry**

Full size washer & dryer, large sink, fridge and lots of custom cabinetry

**Master Wing**

Large Linen Closet

**Master Bedroom**

Unobstructed east views, built in desk with custom cabinetry, large fully outfitted double closet, walk out to large terrace

**Ensuite**

Spa inspired 5-piece marble master bath with heated floors, huge shower, large tub and double sinks

**Bedroom #2/Office**

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**KELLY FULTON** | Sales Representative | Johnston & Daniel Brokerage  
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Unobstructed south views, fully outfitted walk-in closet, 2 fully outfitted single closets

### **Separate Third Bedroom Wing**

#### **Bedroom #3/Second Master**

Unobstructed south views, fully outfitted double closet, fully outfitted single closet, built in desk with custom cabinetry, 3-piece ensuite

#### **Ensuite**

3-piece marble ensuite with heated floors, huge shower

#### **Family Room**

Unobstructed south views, custom bookshelves, electric fireplace, walk out to large terrace

### **EXCLUSIONS:**

DINING ROOM CHANDELIER  
ALL TV'S  
ALL CURTAINS  
MASTER HEADBOARD

### **INCLUSIONS:**

ALL KITCHEN APPLIANCES;  
CABINET FACED SIDE BY SIDE MONOGRAM FRIDGE  
STAINLESS FISHER & PAYKEL 2<sup>ND</sup> FRIDGE IN LAUNDRY ROOM  
THERMADOR 5 BURNER ELECTRIC COOKTOP  
TWO STAINLESS BUILT IN OVENS  
STAINLESS AEG BUILT IN DISHWASHER  
STAINLESS AEG BUILT IN MICROWAVE  
STAINLESS WHIRLPOOL FRONT LOADING WASHER & DRYER  
ALL BLINDS  
2 ELECTRIC FIREPLACES W/REMOTES  
ALL ELECTRIC LIGHT FIXTURES & WALL SCONCES (EXCEPT AS EXCLUDED)  
SIX MITSUBISHI ELECTRIC AIR CONDITIONERS W/REMOTES  
ALL FULLY OUTFITTED CLOSETS

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## **BUILDING AMENITIES:**

SUPERB GROUNDS WITH 5 ACRES OF LUSH GARDENS

24 HOUR CONCIERGE

INDOOR POOL

OUTDOOR POOL

GYM

SAUNA

TONS OF OUTSIDE VISITOR PARKING

BBQ'S ALLOWED

PET FRIENDLY BUILDING

NO RENTALS ALLOWED THEREFORE FULLY OWNER OCCUPIED  
BUILDING

## **NEIGHBORHOOD AMENITIES:**

SOUGHT AFTER SOUTH ROSEDALE NEIGHBOURHOOD

MINUTES TO CASTLE FRANK SUBWAY (3 MINUTE WALK)

MINUTES TO BLOOR STREET SHOPS & RESTAURANTS

WALK TO THE DANFORTH & YONGE STREET SHOPS &

RESTAURANTS

SCHOOL CATCHMENT: ROSEDALE JR PS, DEER PARK JR & SR PS,  
JARVIS CT SC

GORGEOUS WALKING THROUGH-OUT THE NEIGHBOURHOOD &  
RAVINE

EASY ACCESS TO DOWNTOWN VIA BAYVIEW EXTENSION

EASY ACCESS TO DON VALLEY VIA BAYVIEW EXTENSION

## **ADDITIONAL FEATURES:**

Parking:	Indoor Parking - \$84.35 Outdoor Parking - \$56.25 (Information)
Elevators:	Two Elevators from Main Floor (Level 6) Conveniently Located to the Suite, only 2 Floors to Travel to Suite #844
Locker:	Large Locker, Level 1, Conveniently Located to Suite
Maintenance Fee:	\$3578.80 Including; Taxes, Heat, Cable, Building Insurance, Water, Common Elements, 2 Car Indoor Parking
Breakdown of Fee:	Common Expenses - \$2281.50 Reserve Fund Contribution - \$1075.10 Cable TV Charge - \$53.50 Indoor Parking 2 Spaces - \$168.70
Possession:	April 2020, To Be Arranged

### **KELLY FULTON**

SALES REPRESENTATIVE

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ROYAL LEPAGE REAL ESTATE SERVICES LTD.**

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