

Two Hundred and Eight Rose Park Drive

Moore Park

208 Rose Park Drive represents an exceptionally rare opportunity to acquire one of Moore Park's more beautifully renovated luxury duplexes.

Perfectly situated on a beautiful 33' x 142' interior lot within walking distance to fabulous parks, running trails, the Yonge & St Clair subway, fine shops, local schools and the downtown business core.

The current owners of 208 Rose Park Drive undertook a 'back to the studs' total renovation in 2013/2014 creating two remarkably bespoke open-concept residences, each with 'state of the art' gourmet kitchens and stunning bathrooms. The attention to detail, superb finish quality and great style is abundantly evident throughout both suites.

Unlike many duplexes, each suite at 208 Rose Park Drive enjoys a completely separate and private front door entrance as well as private outdoor spaces - more like a single family house than a duplex. In fact, each suite has its own mailing address; the main floor suite is 208A Rose Park Drive and the second floor suite is 208B Rose Park Drive.

For even greater privacy, each luxury suite has its own heating and cooling systems, hydro service, ensuite laundry and parking.

The spacious main floor suite is combined with a fabulous lower level, which together deliver over 2400 square feet of family living space. For the owner occupier or tenant, this suite has everything on your wish list; 2 beautiful bedrooms on the main floor, two stunning bathrooms (one on each floor) a light-filled lower level recreation room, a lower level office/study and an absolutely breathtaking two-tiered rear deck.

The second floor two bedroom suite enjoys the same exacting standard of renovation as the main floor and includes a walk-out to a very spacious south-facing front balcony with great panoramic neighbourhood views.

For a landlord, 208 Rose Park Drive will deliver a lasting investment.

Apartment 208A

Main Floor

Porcelain-tiled private entryway

Living Room

Hall closet
Gas fireplace with polished Limestone surround & hearth
Built-in shelves and cupboards
Bay window overlooking front garden
Plantation shutters
High ceilings
Cornice mouldings
LED track lighting
Wide plank Oak hardwood flooring

Dining Room

Walk-out to large deck and back garden
2 wall sconces
Plantation shutters
High ceilings
Cornice mouldings
Wide plank Oak hardwood flooring

Back Deck

Architecturally-designed two-tiered deck
Separate walk-outs from dining room and pantry in kitchen
Gas line to BBQ
Built-in accent LED lighting
Built-in custom benches with cushions

Kitchen

Gourmet European-style kitchen
Open concept with dining room
Custom built cabinetry, including fitted cupboards with pull-out drawers and
garbage/recycling receptacles
Built-in stainless steel appliances, including a gas range
Caesarstone countertops
Marble-tiled backsplash
Deep stainless steel sink with built-in stainless steel soap dispenser
Centre island with under-counter eating for 2 people
Separate built-in pantry with walk-out to back deck and garden
High ceilings
2 pendant lights over centre island
Under-cabinet lighting
LED track lighting
Wide plank Oak hardwood flooring

Powder Room

2-piece bathroom with pocket door to master ensuite bathroom
Custom-built vanity with caesarstone countertop
Glass-tile feature wall
Dual flush Toto toilet
Cornice mouldings
Heated porcelain-tile flooring

Master Bedroom

Bay window overlooking front garden
Plantation shutters
High ceilings
Cornice mouldings
LED track lighting
Wide plank Oak hardwood flooring

Master Ensuite

4-piece bathroom

Custom built-in vanity with marble countertop

Deep soaker tub with ceramic subway tile surround and 3-panel glass partition for showering

Runtle heated towel rack

“Whisper quiet” motion-activated fan in master bathroom

Sconce lighting

Heated porcelain-tile flooring

2nd Bedroom

Double built-in fitted cupboards, drawers, shelves and storage

Views of the back garden

Hunter Douglas blinds

Cornice mouldings

LED track lighting

Wide plank Oak hardwood flooring

Lower Level

Under-stair storage

Separate walk-in storage room

Separate service entrance from rear garden provides access to mechanical room

Recreation Room

Wired for surround sound

1 above-grade window

Plantation shutters

Halogen pin lighting

Engineered hardwood

Office/Study

Fitted closet
Plantation shutters
Halogen pin lighting
Engineered hardwood

Laundry Room

Fitted laundry room
Front-loading washer & dryer
Folding counter
Wash sink
Built-in shelves
Plantation shutters
Ceramic tile flooring

Bathroom

3-piece bathroom
Built-in vanity with caesarstone countertop
Glass-enclosed shower
Dual flush Toto toilet
Tilt mirror
Sconce lighting
Heated ceramic tile flooring

Apartment 208B

Second Floor

Porcelain-tiled private entryway

Living Room

Hall closet

Walk-out to deck overlooking front garden

Gas fireplace with polished Limestone surround & hearth

Built-in shelves and cupboards

Bay window overlooking front garden

Plantation shutters

High ceilings

Cornice mouldings

LED track lighting

Wide plank Oak hardwood flooring

Dining Room

2 wall sconces

2 windows

Plantation shutters

High ceilings

Cornice mouldings

Wide plank Oak hardwood flooring

Kitchen

Gourmet European-style kitchen

Open concept with dining room

Custom built cabinetry

Built-in stainless steel appliances, including a gas range

Caesarstone countertops

Marble-tiled backsplash
Deep stainless steel sink with built-in stainless steel soap dispenser
Centre island with under-counter eating for 2 people
Combined with laundry
High ceilings
2 pendant lights over centre island
Under-cabinet lighting
LED track lighting
Wide plank Oak hardwood flooring

Powder Room

2-piece bathroom with pocket door to master ensuite bathroom
Custom-built vanity with caesarstone countertop
Glass-tile feature wall
Dual flush Toto toilet
Cornice mouldings
Heated porcelain-tile flooring

Master Bedroom

Fitted walk-in closet
Views of the back garden
Custom Hunter Douglas roll-down blinds
LED track lighting
Wide plank Oak hardwood flooring

Master Ensuite

4-piece bathroom
Custom built-in vanity with marble countertop
Deep soaker tub with ceramic subway tile surround and 3-panel glass partition for showering
Runtle heated towel rack

“Whisper quiet” motion-activated fan in master bathroom
Sconce lighting
Heated porcelain-tile flooring

2nd Bedroom

Bay window overlooking front garden
Plantation shutters
LED track lighting
Wide plank Oak hardwood flooring

Inclusions: See Schedule “C” – which must be attached to the Agreement of Purchase and Sale.

Exclusions: See Schedule “C” – which must be attached to the Agreement of Purchase and Sale.

**Utilities for Apartment 208A as Supplied by the Seller
(an approximation)**

Gas
\$1,000.00

Hydro
\$1,700.00

Water, Garbage & Sewage (*paid by Landlord for both Suites*)
\$1,080.00

Insurance
\$1,203.12

Offered at: \$2,549,000.00
Lot Size: 33.79 feet by 142.66 feet (irregular)
Plan: Pt Lt 395-396 Pl 895 Moore Park as in EN120167; s/t & t/w EN120167; s/t EM120167; City of Toronto
Driveway: Mutual driveway
Detached double car garage
Comfort Systems: Hot Water Gas Heating and Cooling Systems (Split Paks)
Heated in-floor as noted
Property Taxes: \$10,420.94 – Annual for 2017
Possession: 60 - 90 days or to be arranged
Rental Details: Apartment 208A – Owner Occupied
Apartment 208B – Currently Vacant

Notables

Full back-to-the-studs renovation (2013/2014)
New roof and drainage by “Let it Rain” (2014)
Entire house completely re-wired and re-plumbed
New interior drains with backwater valve
All new insulation on exterior walls and roof
2 totally independent apartments with individual electrical panels, gas meters, central vacuum systems and hot water gas heating systems
All equipment owned (2 hot water tanks, 2 furnaces)
Radiant heating via European-style Runtle radiators throughout
Most windows replaced with new Pella windows (3 original in lower level mechanical room)
Majority of lights on dimmers
Soft close drawers throughout
Custom Hunter Douglas blinds in bedrooms
New plantation shutters
Full Carson and Dunlop Inspection is available through Listing Agents (by link)

Schedule 'C' – 208 Rose Park Drive

Page 1 of 3

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

Inclusions:

- 2 Samsung stainless steel fridge/freezers (Apartments 208A and 208B)
- 2 Bosch stainless steel dishwashers (Apartments 208A and 208B)
- 2 KitchenAid 4-burner gas stoves with electric self-cleaning ovens (Apartments 208A and 208B)
- 2 built-in Broan Elite stainless steel venthoods (Apartments 208A and 208B)
- Danby stainless steel microwave (Apartment 208A)
- 2 front-loading Whirlpool washers (Apartments 208A and 208B)
- 2 front-loading Whirlpool dryers (Apartments 208A and 208B)
- 2 split-pack Mitsubishi air conditioning systems and associated condensing units and remotes (Apartments 208A and 208B)
- 2 central vacuum systems and all associated equipment and attachments (Apartments 208A and 208B)
- 2 "Lift Master" garage door openers
- All attached electric light fixtures (Apartments 208A and 208B), except hanging light fixture in dining room (Apartment 208A)
- All built-in attached shelving and hanging hooks throughout (Apartments 208A and 208B)
- All attached window coverings throughout, including all plantation shutters (Apartments 208A and 208B)
- All existing window and door screens (Apartments 208A and 208B)
- All pillows and cushions for built-in bench on back deck (Apartment 208A)
- 2 stools at centre island in kitchen (Apartment 208A)
- 3 wall-mounted figurines (little men) on wall in master bedroom (Apartment 208A)
- 2 wall-mounted speakers in recreation room in lower level (Apartment 208A)
- White cupboard in storage room in lower level (Apartment 208A)
- 6 area rugs (Apartment 208B)
- White wardrobe in 2nd bedroom (Apartment 208B)
- TV mounting brackets in kitchen and lower level rec room (Apartment 208A)

Exclusions:

- All wall-mounted artwork throughout
- All furniture in back garden, except built-in benches on deck and associated pillows and cushions
- All hanging planters and flower brackets in back garden
- Sundial in back garden
- BBQ on back deck (Apartment 208A)
- All area carpets in Apartment 208A, area rugs in Apartment 208B are included
- Hanging light fixture in dining room (Apartment 208A)
- Wall-mounted television in recreation room in lower level (Apartment 208A)
- Wall-mounted LG television in kitchen (Apartment 208A)
- Sound system and all related equipment in recreation room in lower level, except 2 wall mounted speakers (Apartment 208A)
- Freezer in storage room in lower level (Apartment 208A)
- Wall-mounted television and associated mounting bracket in living room (Apartment 208B)

Schedule 'C' – 208 Rose Park Drive
Page 2 of 3

Notwithstanding anything stated to the contrary in this Agreement of Purchase and Sale, the legal description of the subject property is;
PT LT 395-396 PL 895 MOORE PARK AS IN EN120167; S/T & T/W EN120167; S/T EN120167;
CITY OF TORONTO.

The subject property is subject to and together with rights of way as per legal description above.

The subject property is together with the right of the owner to maintain the eaves and window sills on the westerly side of the subject dwelling in their present position projecting over the property immediately to the west as per legal description.

The Buyer understands, acknowledges and accepts that, the double garage associated with the subject property encroaches on to the property immediately to the east of the subject property as per copy of survey of 210 Rose Park Drive by Tom Czerwinski Surveying Ltd., dated 13 July 1989, attached hereto and forming part of this Agreement of Purchase and Sale.

Notwithstanding anything stated to the contrary in this Agreement of Purchase and Sale the Seller is not in possession of a survey of any type for the subject property.

The information herein provided including but not limited to the feature sheets, Pre-inspection report, Tax bill (if any), and Floor plans for the property are to serve as a guide only for the prospective Buyer. Chestnut Park Real Estate Limited, Brokerage, the Seller for the property nor James Warren or Douglas Gubitz, 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 of at least 10% of the Purchase Price. 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 Chestnut Park Real Estate Limited, 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.

A pre-listing home inspection was carried out on the subject property by Carson Dunlop & Associates on 29 August 2017, which report was prepared for the benefit of the Sellers of the subject property only. The Sellers made the written report by Carson Dunlop & Associates available by email to real estate sales representatives and buyers, upon request, for information purposes only. The Buyer hereby acknowledges receipt and having reviewed a copy of said written report. The Buyer acknowledges and accepts that the Seller, Listing Broker and Listing Salespersons make no representations or warranties whatsoever regarding the contents of said report or of any of the findings of, or omissions by, the author of said report. The Buyer agrees to satisfy himself regarding the actual condition of the subject property including chattels and fixtures and agrees to take title to the subject property, without abatement, notwithstanding any of the deficiencies, defects and required repairs specified in said home inspection report including defects or required repairs to the fixtures and chattels included in this Agreement notwithstanding any warranty or representation in this Agreement regarding the condition of chattels and fixtures.

Schedule 'C' – 208 Rose Park Drive

Page 3 of 3

The lot dimensions of the subject property as set out in this Agreement of Purchase and Sale, the MLS listing and marketing materials for the subject property were obtained from the records of the Municipal Property Assessment Corporation (MPAC) and as such, the Seller, Listing Broker and Listing Salespersons make no representations or warranties whatsoever regarding the accuracy of such lot dimensions. The Buyer agrees to satisfy himself regarding the actual lot dimensions of the subject property;

Any information regarding public schools associated with the subject property in the MLS listing and marketing materials for the subject property was obtained from information found on the Toronto District School Board website (tdsb.on.ca). As such, the Seller, Listing Broker and Listing Sales Representatives make no representations or warranties regarding the accuracy of such information or of the availability of enrolment spaces in any such school. The Buyer is hereby advised and cautioned not to rely on information found on the Toronto District School Board website (tdsb.on.ca) as a guarantee of enrolment in any particular school, should they purchase the subject property. The buyer is advised to contact the specific school in which they intend to enroll their family member(s), to confirm that said school has available enrolment space(s).

All room dimensions, ceiling heights, floor plans and square footage amounts of the subject property as set out in the MLS listing and marketing materials for the subject property have been prepared and supplied by a third party supplier. As such, the accuracy of same is not warranted or represented in any way by the Seller, Listing Broker or Listing Salespersons and same have been provided for general guideline purposes only. The Buyer is advised to re-measure where required. Buyer agrees to satisfy himself regarding the actual square footage of the subject property.

All room measurements specified in marketing materials and the MLS Listing for the subject property show the greatest linear measurement found in each room including bay windows, doorways and open-concept spaces. The Buyer agrees to satisfy himself regarding the actual room measurements.

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

Since the Seller purchased the subject property in 2013, the Seller has regularly parked one car in the front yard area of the subject property. However, notwithstanding anything stated to the contrary in this Agreement of Purchase and Sale, the MLS listing and marketing materials for the subject property, the front yard of the subject property is not licensed for use as a parking area.

The Seller agrees to allow the Buyer to visit the subject dwelling on THREE (3) occasions prior to closing at mutually agreeable times and dates with a minimum of 48 hours' notice to the Seller. An appointment for a bank appraisal shall not constitute one of these visits. These visits shall be for the purposes of measuring, taking photographs or having a contactor or decorator enter to provide recommendations and estimates. The Buyer's agent shall be in attendance during these visits and such visits shall not exceed 90 minutes in duration.

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.

208 ROSE PARK DRIVE, TORONTO

James Strathy Warren

Sales Representative

Chestnut Park Real Estate Limited, Brokerage

416.925.9191 - Office

416.520.5704 - Mobile

james@jameswarren.ca

www.jameswarren.ca

Douglas Gubitz, LL.B.

Sales Representative

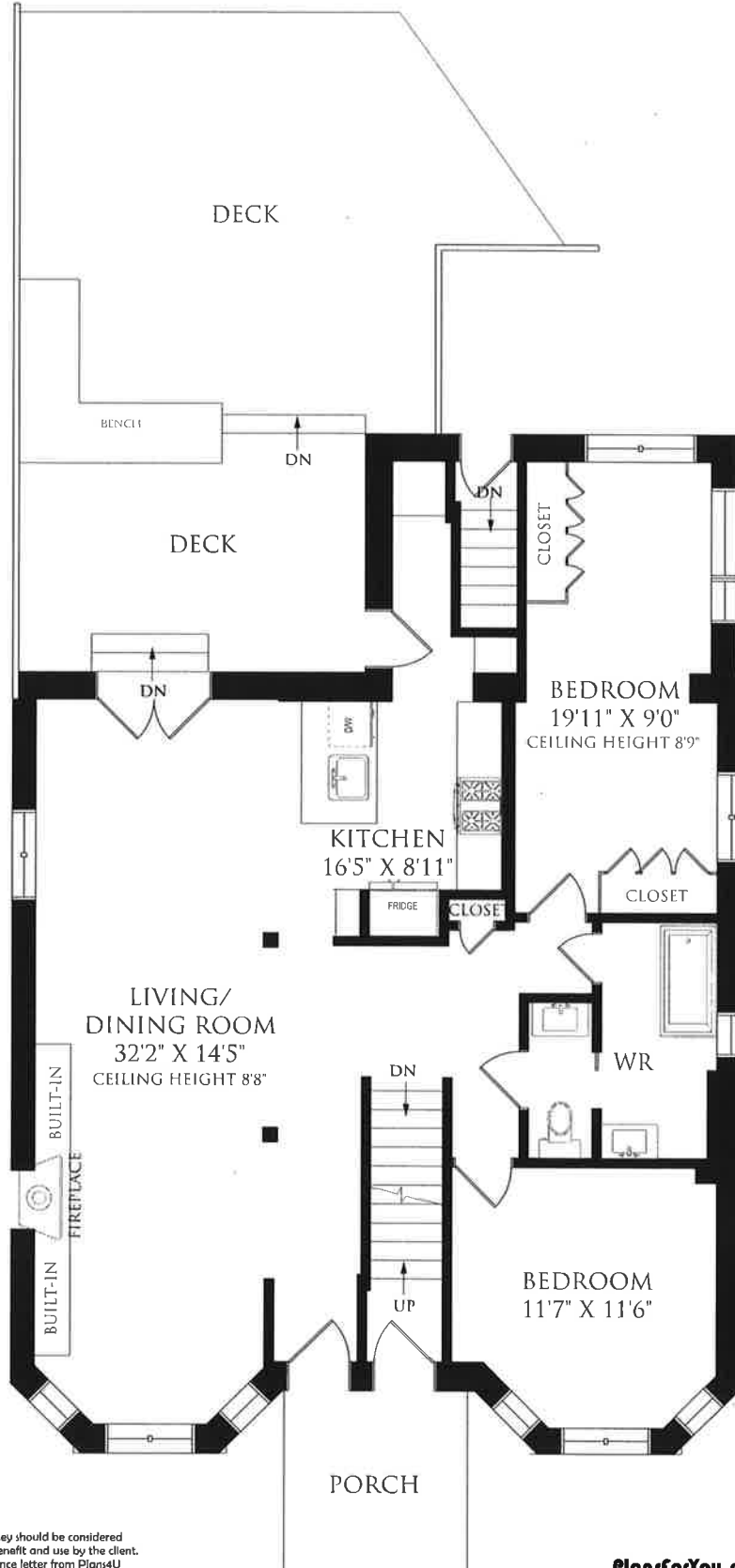
Chestnut Park Real Estate Limited, Brokerage

416.925.9191 - Office

416.399.6853 - Mobile

doug@chestnutpark.com

www.douglasgubitz.com



MAIN FLOOR
1266 SQUARE FEET

June 6, 2017

Note: Although measurements and area believed to be accurate they should be considered approximate. This drawing was prepared by Plans4U for the sole benefit and use by the client. No third party may rely on this drawing without the receipt of reliance letter from Plans4U

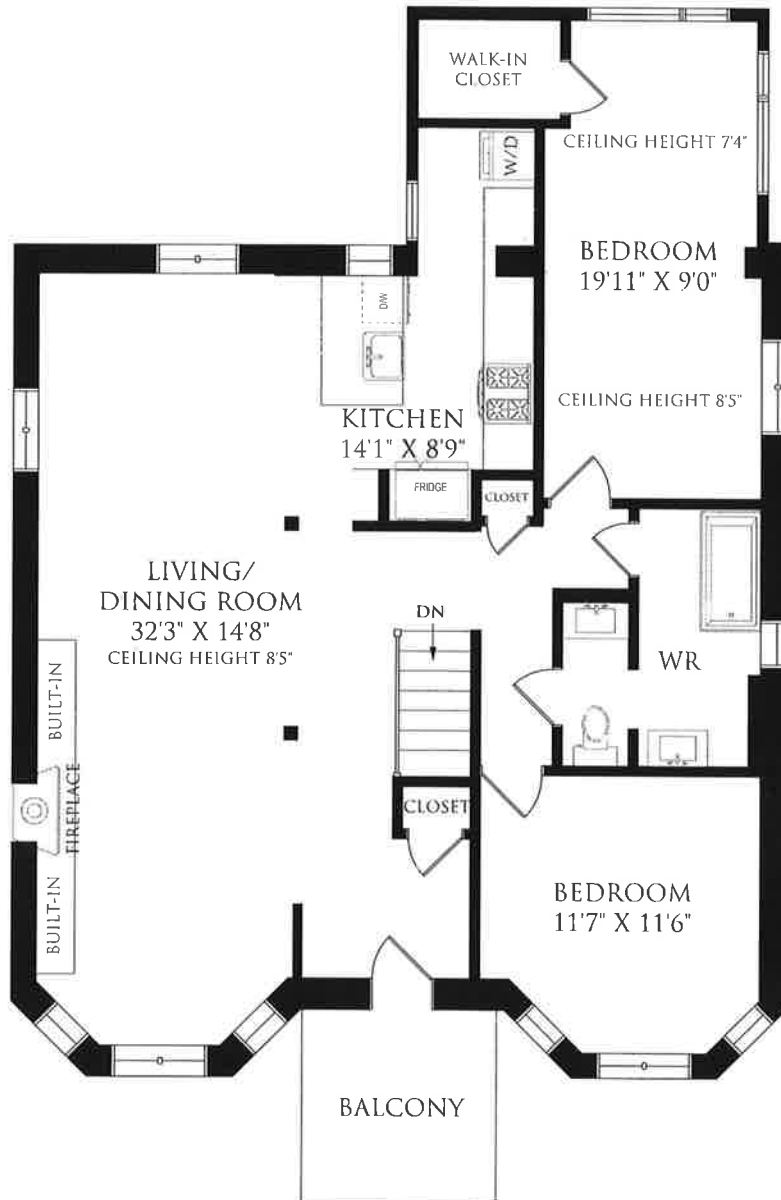
208 ROSE PARK DRIVE, TORONTO

James Strathy Warren
Sales Representative

Chestnut Park Real Estate Limited, Brokerage
416.925.9191 - Office
416.520.5704 - Mobile
james@jameswarren.ca
www.jameswarren.ca

Douglas Gubitz, LL.B.
Sales Representative

Chestnut Park Real Estate Limited, Brokerage
416.925.9191 - Office
416.399.6853 - Mobile
doug@chestnutpark.com
www.douglasgubitz.com



SECOND FLOOR
1239 SQUARE FEET

June 6, 2017

Note: Although measurements and area believed to be accurate they should be considered approximate. This drawing was prepared by Plans4U for the sole benefit and use by the client. No third party may rely on this drawing without the receipt of reliance letter from Plans4U

PLANS4U © 2016 PLANSFORYOU

PlansForYou.ca/ info@plansforyou.ca / 416.999.5096

208 ROSE PARK DRIVE, TORONTO

James Strathy Warren

Sales Representative

Chestnut Park Real Estate Limited, Brokerage

416.925.9191 - Office

416.520.5704 - Mobile

james@jameswarren.ca

www.jameswarren.ca

Douglas Gubitz, LL.B.

Sales Representative

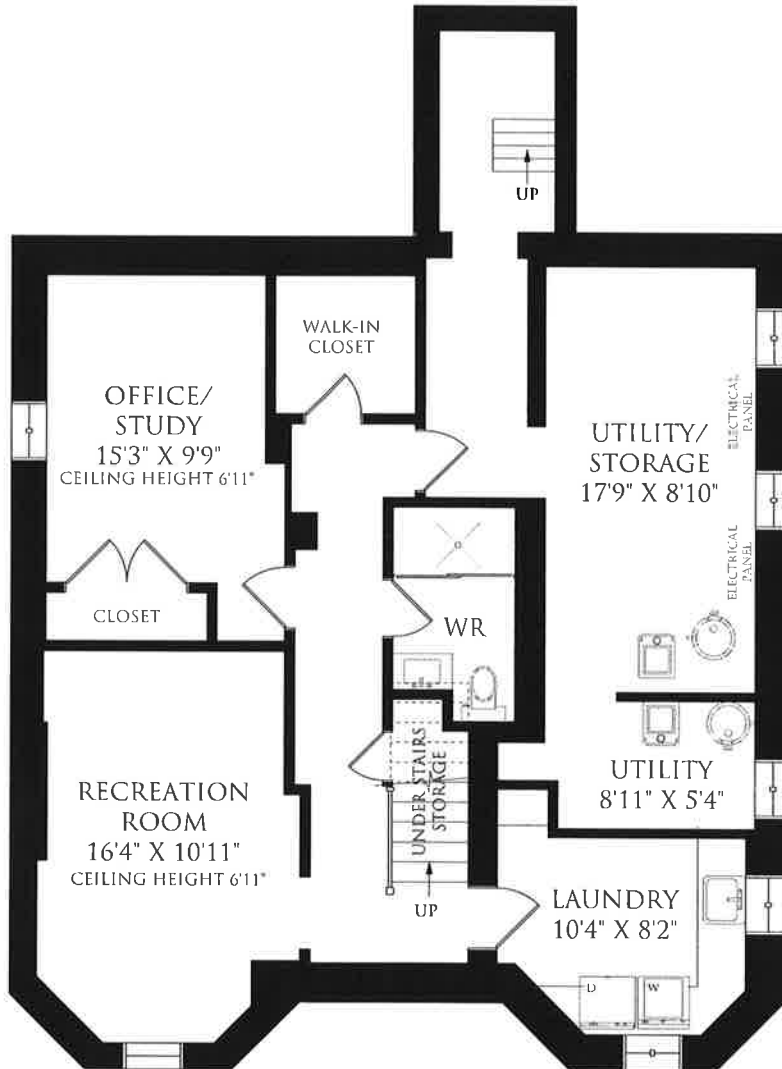
Chestnut Park Real Estate Limited, Brokerage

416.925.9191 - Office

416.399.6853 - Mobile

doug@chestnutpark.com

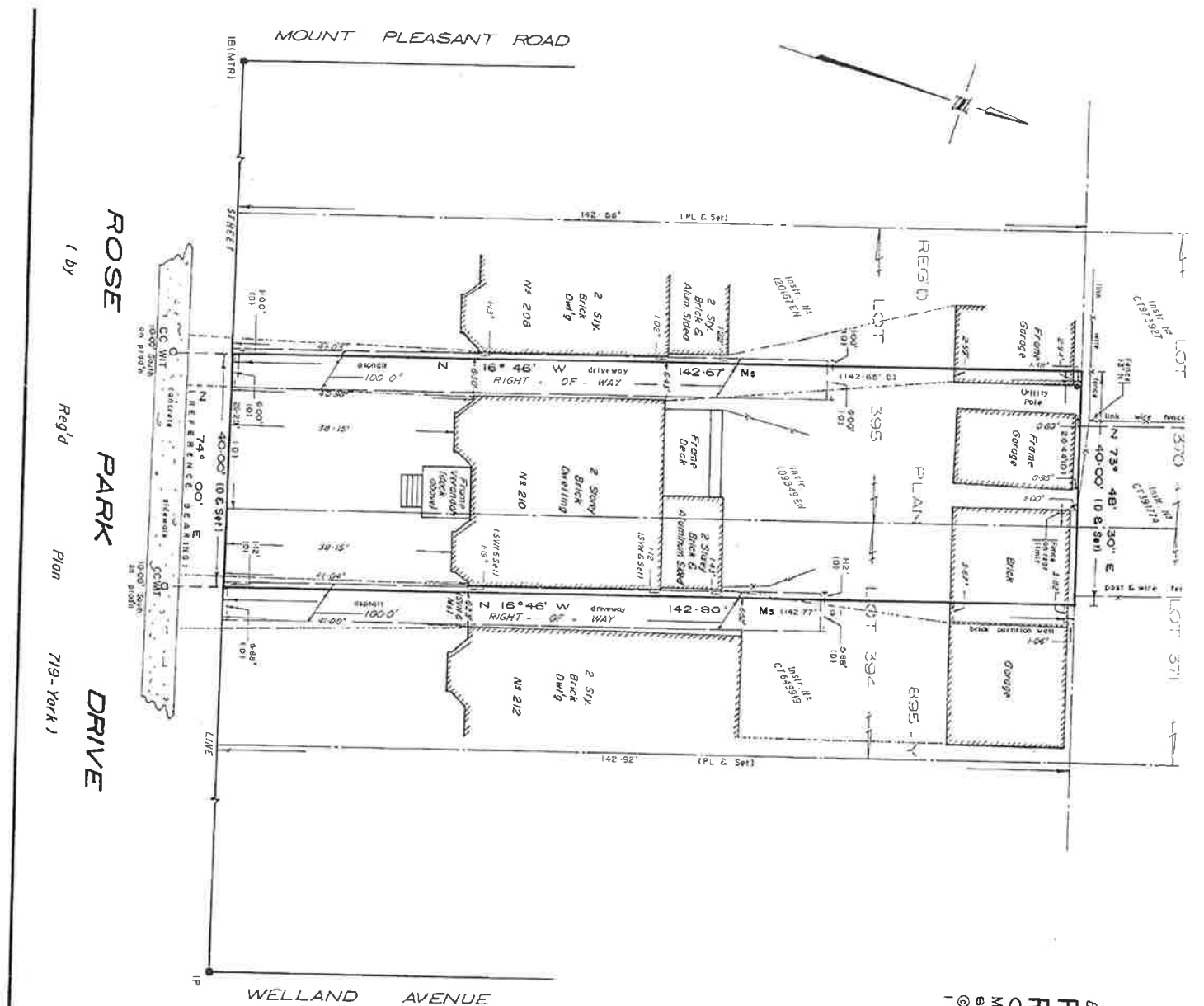
www.douglasgubitz.com



LOWER LEVEL
1155 SQUARE FEET

September 1, 2017

Note: Although measurements and area believed to be accurate they should be considered approximate. This drawing was prepared by Plans4U for the sole benefit and use by the client. No third party may rely on this drawing without the receipt of reliance letter from Plans4U.



BUILDING LOCATION SURVEY OF
PART OF LOTS 394 & 395
REGISTERED PLAN 895-YORK
 CITY OF TORONTO
 MUNICIPALITY OF METROPOLITAN TORONTO
 C A L E I I
 © Copyright TOM CZERWINSKI SURVEYING LTD.
 1989

NOTE

BEARINGS ARE ASTROMONIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF ROSE PARK DRIVE HAVING A BEARING OF $N 74^{\circ} 00' E$ AS SHOWN ON REGISTERED PLAN 895-YORK.

LEGEND

- DENOTES MONUMENT FOUND
- D --- MONUMENT PLANTED
- WIT --- WITNESS
- M₃ --- MEASURES
- D --- DEED (Inst. No. 109949EN)
- CC --- CUT CROSS
- IP --- IRON PIPE
- IB --- IRON BAR
- PL --- REGISTERED PLAN 895-YORK
- MTR --- METRO TORONTO ROADS DEPT.
- SVN --- SPEIGHT & VAN NOSTRAND, O.L.L.S.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE 13th DAY OF JULY, 1989.

DATED July 89

 TOM CZERWINSKI
 Ontario Land Surveyor

tom czerwinski
 surveying ltd.
 832 THE QUEENSWAY, ETOBICOKE
 ONTARIO M9Z 1N5 232-8246

PROJECT: 89-3897 DRAWN BY: J. H. MOHRER

ROSE PARK DRIVE
 (by Reg'd Plan 719-York)

For further information, please call:

James Strathy Warren

Sales Representative

Chairman's Award for sales volume in 2013*, 2014, 2015 and 2016

Direct Line: 416-323-5276
Email: james@jameswarren.ca
Web: www.jameswarren.ca

Douglas Gubitz, LL.B.

Sales Representative

Chairman's Award recipient for 20 consecutive years

Direct Line: 416-399-6853
Email: doug@chestnutpark.com
Web: www.DouglasGubitz.com

Chestnut Park Real Estate Limited, Brokerage.

(416) 925-9191 – Office & Pager



CHRISTIE'S
INTERNATIONAL REAL ESTATE

Prospective Purchasers should satisfy themselves regarding the accuracy of the information contained in this feature sheet. The information is provided by sources we believe to be reliable, but which may not be, and which we therefore cannot guarantee

Revised 07 February 2018