

61 Roxborough Drive - North Rosedale

Toronto, ON
M4J 2X9

Wow.. this special renovated & restored family home has not been on the market since 1976. The interior is pristine with lovely warm woods and hardwood floors in good sized rooms. The kitchen is "Country Gourmet" and is combined with the solarium. This property is one of the best on the market for its south ravine property with tableland for playing. This property is "Unrated" & can be added onto or you might build your dream home on 50' x 211' of exquisite treed views.

Rarely does a house and property like this come together on prime Roxborough Drive. There is a large south facing family oriented & family deck for fun & relaxing living. The rear deck is like a very special outdoor room... for peace, sun, fun and the views are the best. The house is nestled amongst some of the best real estate in Rosedale. Large mature trees set the stage for a very special garden. All rooms are geared to the ravine to watch the kids & family. The family room is above grade & is so sunny and is combined with the newly installed bar which is fitted out.

In addition there is a delight walkout to the most amazing ravine gardens

The second floor enjoys Four bedrooms and the Master enjoys an abundance of closets and a 7 piece ensuite.

Most of the rooms are set so they overlook this lovely property.

The kitchen is charming and is ideal for gourmet cooking. It is combined with the solarium for either extra lounge space or it could create an eat-in area.

This very special family home shows pride of ownership. Welcome and Enjoy...

JAMES STRATHY WARREN

Sales Representative

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CHRISTIE'S
INTERNATIONAL REAL ESTATE

CHRISTOPHER KILLAM

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Chestnut Park Real Estate Limited, Brokerage | 1300 Yonge Street, Suite 100 Toronto, ON M4T 1X3

Revised September 23th 2020

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Price - \$4,249,000.00

Bedrooms - 4

Bathrooms - 3

Finished Space - Appx. Sq. Ft 2,888 including the lower level

Taxes - 2020: \$18,752.74

Approximate annual utilities:

Water - Appx. \$187.65/month

Hydro - Appx. \$127.25/month

*as provided by the Seller

Possession - 90 days /TBA

Parking - Attached single car garage and one exterior parking space

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Notables:

- Slate roof (2008)
- Cooper eaves and downspouts (1999)
- Retaining walls (1999 - 2003) with drains and gravel
- West side and back part of the house below the garage rear door has blueskin membrane (2000)
- Windows are Pella (1995)
- Gumwood interior was stripped and oiled (2000's)
- Floors sanded and stained (2011)
- Davies Tree arborist trim and spray exterior trees
- "Space Pack" air conditioning (1995)
- Cobblestone driveway (1985)
- New cement floor & drain in the garage
- Remote garage door
- Backwater Valve installed
- Hot water gas heating
- Third owner since (1926)
- Please note that the stone wall encroaches slightly on the neighbouring property to the east

Reception

- Solid oak front door
- Coat room
- French tile
- Gumwood wainscotting
- Two integrated shelves
- Glass window doors leading to living room and kitchen
- Beautiful antique chandelier
- Cornice moulding

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Living Room

- Gas fireplace with green marble surround and gumwood hearth
- Cornice moulding
- Original two wrought iron windows
- Skirt rails
- Original large windows overlooking front garden
- Original hardwood floors

Dining Room

- Bay window overlooking rear garden
- Dimmer switch lighting
- Original hardwood floors
- French doors
- Cornice moulding
- Baseboard heating
- Wrought iron windows
- Gumwood wainscotting

Kitchen

- Slate flooring
- South facing area overlooking rear garden for sitting or eating
- 1 inch slate countertop from Brazil
- Sub-zero Fridge and freezer drawer (2020)
- Jenn-air 4 burner self-venting gas stove
- 3 antique pendant lights over kitchen island
- Tin ceiling and molding
- Stripped gumwood cabinets
- Reclaimed exposed brick backsplash
- Spice cabinet

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- Large kitchen island with 4 person breakfast counter (Under counter eating)
- Double stainless steel sink
- Bright study area with access to rear garden
- Swing door entrance to dining room
- Miele dishwasher
- Ample cabinet space
- Combined with sunroom or eating area

Staircase

- Original gumwood banister
- Custom designed stained glass window
- Gumwood wainscotting
- Skylight

Second Level

- Arch doorways
- Two linen closets

Master Bedroom

- Gumwood door with original brass door knobs
- Water radiant heating
- Cathedral ceiling
- Dimmer switch lighting
- Overlooking rear garden & ravine
- Skirt rails
- Two double door fitted closets
- Track lighting
- Skylight

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Ensuite Bathroom

- 7-Piece ensuite
- Dimmer switch pot lighting
- His and her sinks with able cabinet storage underneath
- Wall-to-wall mirror
- Gold plated hardware
- Skylight
- Large stand alone soaker tub with integrated jets. Additional handheld extension
- Walk-in shower
- Two fitted double door closets with automatic lighting
- Overlooking front garden

2nd Bedroom

- Original hardwood floors
- Overlooking rear garden and ravine
- Double door fitted closet
- Integrated electrical outlets
- Skirt rails
- Cornice molding
- Original gumwood doors

3rd Bedroom

- Original hardwood
- Overlooking front garden
- Cornice molding
- Fitted closet with light
- Dimmer switch Antique ceiling light
-

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Study / 4th Bedroom

- Overlooking side and front gardens
- Cornice molding
- Original hardwood floors
- Dimmer switch lighting
- Ceiling light fixture
- Original glass paneled door with crystal door knob

Second Level Bathroom

- Clawfoot Soaker tub with Gold plated hardware
- Large skylight
- Mirrored wall
- Pedestal sink
- Functional custom designed stained glass
- Original gumwood door with mirror
- Dimmer switch lighting
- Vanity lighting

Lower Level

- Seperate entrance (side door)
- Slate flooring
- Additional cabinet storage with integrated storage shelf
- Two fitted cedar closets
- Terracotta tile floors

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Recreation Room

- Floor to ceiling windows
- Pot lighting
- Walk-out to rear garden
 - Stairs down to rear garden
 - Sliding door access
 - Stone patio
 - Grass area for child's play
 - Beautiful tiered garden
- Reclaimed brick
- Functional wood fireplace
- Pine beam mantel
- Floor to ceiling bay windows
- Oak wainscotting
- Oak skirt rails
- Hot water radiant heating

Wet Bar

- Oak bar counter
- Oak wainscotting
- Oak cabinets
- Marvel Wine cooler (2020)
- Sub-zero bar fridge
- Marble countertop
- Stainless steel sink
- Dimmer switch lighting
- Pot lighting
- Engineered hardwood flooring

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Bathroom

- 4-piece bathroom
- Walk-in shower with two shower heads
- Pedestal sink
- Terra cotta tile
- Dimmer switch pot lighting
- Original oak paneled door with brass door knobs
- Access to additional under stair storage space

Laundry Room

- Stand alone stainless steel soaker sink
- Whirlpool stacked washer and dryer (Newly purchased 2020)
- Woods stand alone freezer (excluded)
- Oak paneled door
- Ample room for additional storage
- Contemporary ceiling light fixtures
- Access to utility closet
 - Carrier Gas Hot water tank (2012 Owned)

Rear Garden

- Retaining walls (1999-2003) with drains and gravel
- Beautifully landscaped private rear garden
- Stone pathway
- Tiered garden beds
- Gated access
- Side door access to garage
 - Door remote
 - New cement floor and drain

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- Upper Patio
 - Ipe deck (2013 - Excluding I-beams)
 - Large Ipe privacy screen to the east
 - Contemporary designed high glass railing
 - Large patio for outdoor dining and sun lounging
 - Cedar trees

Inclusions -

- Jenn-air stainless 4 burner self-venting gas stove, Sub-zero stainless steel fridge over freezer, Miele dishwasher, Whirlpool stacked washer and dryer, Marvel Wine cooler, Sub-zero bar fridge, any remotes (if available) all attached light fixtures (excluding the dining room chandelier)

Exclusions -

- Dining room chandelier, Woods stand alone freezer, All furniture, Art, Lift off mirrors, Area rugs and Outdoor furniture sets.

Legal Description - PT LT I PL 20E TORONTO; PT LT I PL 928 CITY EAST AS IN CT199973; CITY OF TORONTO

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61 Roxborough Drive, Toronto

FLOOR PLAN



James Strathy Warren

&

Christopher Killam

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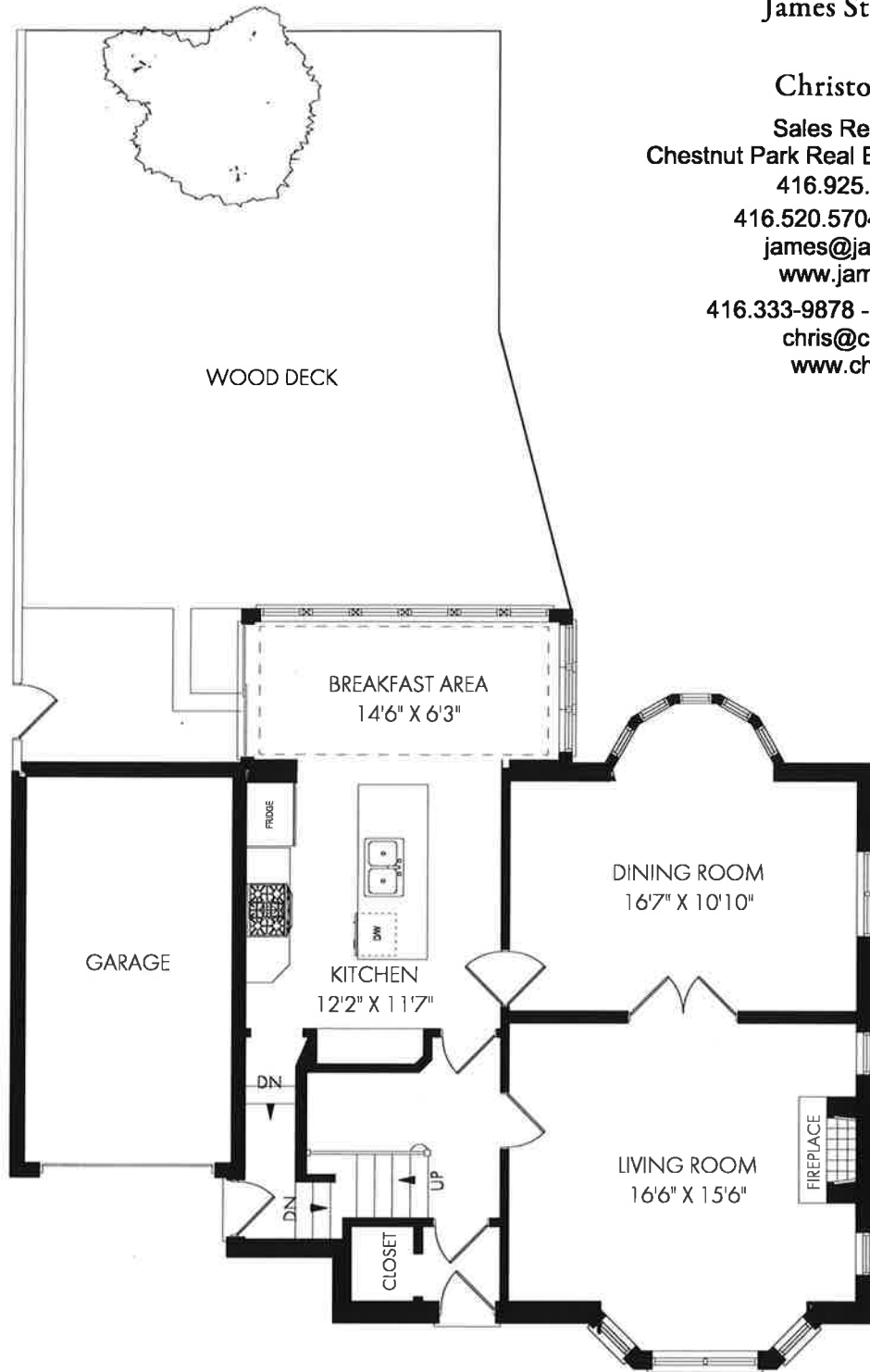
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CEILING HEIGHT 8'4"

MAIN FLOOR - 945 SQUARE FEET



Wednesday, September 16, 2020

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.

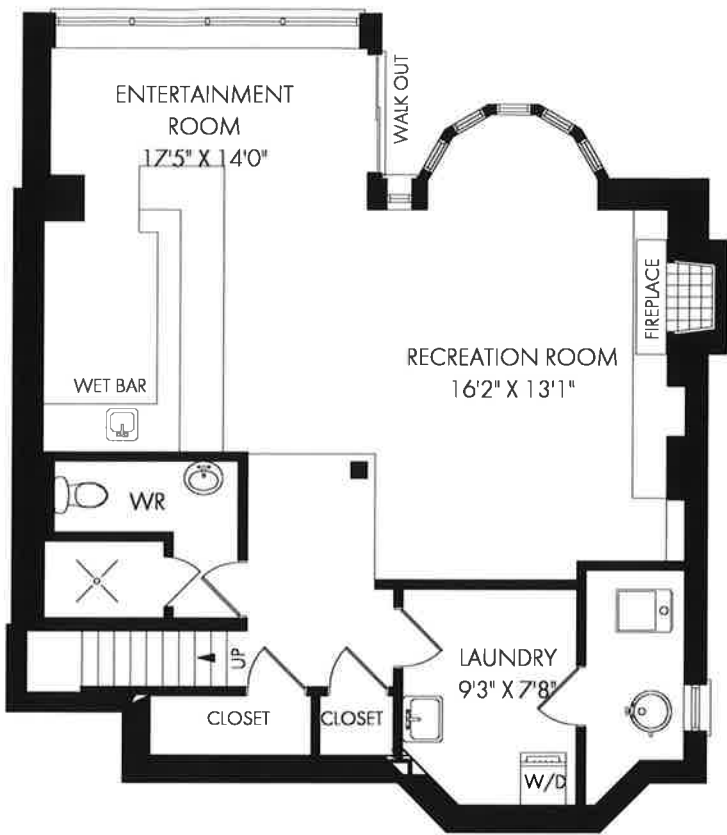
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61 Roxborough Drive, Toronto

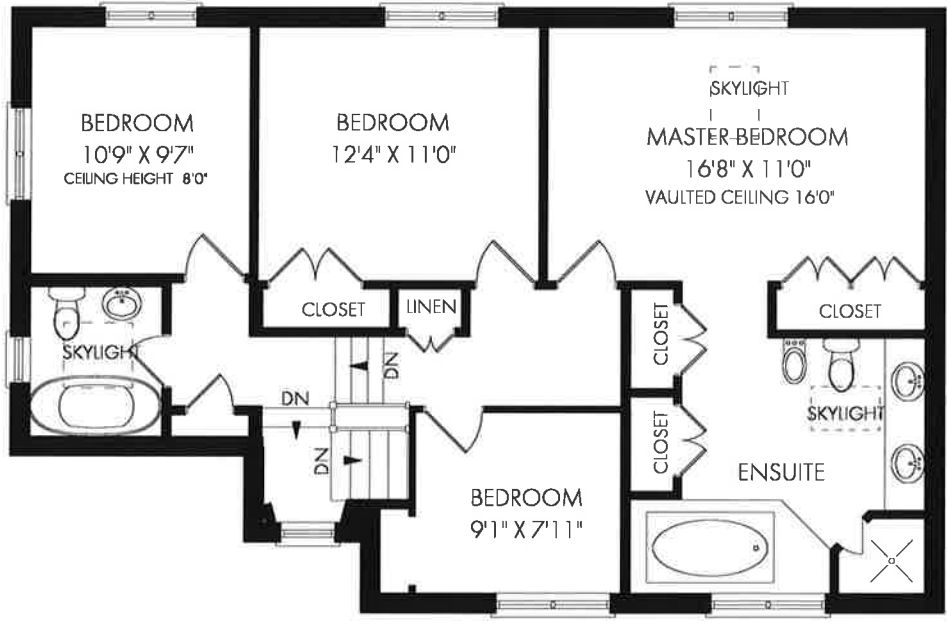


FLOOR PLAN



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CEILING HEIGHT UP TO 8'0"
LOWER LEVEL - 946 SQUARE FEET



CEILING HEIGHT 8'2"
SECOND FLOOR - 997 SQUARE FEET



Home Inspection REPORT SUMMARY

This Report Summary reflects the key findings of our inspection at 61 Roxborough Drive, Toronto.

ABOUT THE HOME

This well-built approximately 95-year-old detached home is in very good condition overall & has been well maintained. It has undergone many improvements both inside & out.

- **Roofing** - The 1st half of life slate shingles can typically last several more decades. These are premium quality & will last much longer than conventional shingles.
- **Exterior** - Several components have been updated. The bricks/wood-siding are in very good condition overall.
- **Structure** - The original masonry exterior walls are supported by a masonry foundation. No structural concerns were identified during the inspection.
- **Electrical** - The home has a 200-amp service: this is larger than typical for a home such as this and should provide excellent capacity. The visible distribution wiring is copper. The system has been upgraded and includes modern safety devices such as circuit breakers & ground fault interrupters.
- **Heating** - The system includes a 15-year-old gas-fired mid-efficiency boiler with a typical life expectancy of 20 to 35 yrs.
- **Cooling** - There is a 'Space-Pak' a/c. This desirable split system has the air handler in the attic where the cooled air can descend more effectively.
- **Insulation** - The attic insulation has been upgraded to modern levels. This should help control energy consumption and costs, while improving comfort in the home.
- **Plumbing** - The visible supply plumbing in the home is copper as is the upgraded main water line in. Copper is the preferred supply piping material
- **Interior** - Very good quality interior finishes were noted throughout the home and it been well maintained. The large basement has been finished with a walkout to the rear.

ITEMS THAT MAY REQUIRE ATTENTION

Cooling - The 35-year-old air conditioner is past its life expectancy of 10 to 15 years. Continue to use & service it annually until replacement is necessary. (Cost: \$5,000 & up)

FOR THE BUYER

The first step is to review this Report Summary, which provides an unbiased overview of the home, based on our inspection. This Summary is very helpful, but not enough to make a home buying decision. The second step is to review the complete inspection report and attend an On-site Review with the Inspector - contact us at 416-964-9415. The fee is roughly half the cost of a standard inspection. Without the second step, our liability is limited to the party for whom we performed the inspection.

SEPT. 20 '20 JW

What is a Home Inspection?

A home inspection and report is an in-field performance evaluation conducted to provide information about the present functional condition of the home, based on a visual inspection of the readily accessible features.

About the Report Summary

This Summary reflects the key findings from our inspection, but it is not a home inspection report, and it does not contain all the information provided in the full report.

The Carson Dunlop Difference

We are a consulting engineering company that has been a leader in home inspection since 1978. As Canada's oldest and largest home inspection company, we have performed tens of thousands of inspections. We have been involved in shaping the profession, and we provide education and report writing systems to inspectors across North America. We are passionate about homes and are committed to delivering outstanding value and exceptional customer service.

Setting the Standard since 1978

416-964-9415

inspection@carsondunlop.com
carsondunlop.com



Schedule B
Agreement of Purchase and Sale

Form 105

for use in the Province of Ontario

This Schedule is attached to and forms part of the Agreement of Purchase and Sale between:

BUYER:, and

SELLER: William T. Moore

for the property known as 61 Roxborough Dr. Toronto C09

ON M4V 2G1 dated the day of 20.....

- 1) The Parties acknowledge that no information provided by Chestnut Park Real Estate Limited is to be construed as expert legal, tax, or environmental advice.
- 2) The Buyer must provide a deposit of at least EIGHT (8%) percent of the Purchase Price HEREWITH and followed by either a bank draft within ONE (1) business day from acceptance or by wire transfer to Chestnut Park Real Estate Ltd., Brokerage in Trust for that amount. Upon doing so the initial deposit cheque (herewith) will be returned to the Buyer in full without deduction or interest.
- 3) The Buyer acknowledges that the deposit referred to herein shall be placed in Chestnut Park Real Estate Limiteds' (the deposit holder) statutory trust account which will earn interest at prime less Two point Seven Five (2.75%) Percent. Provided that the interest earned is more than \$100.00 it shall be paid to the Buyer. Interest shall be paid to the date of completion only. No interest shall be paid to the Buyer unless the Buyer provides the deposit holder with a Social Insurance Number for use on the required Revenue Canada T5 forms by no later than THIRTY (30) days following completion. Interest shall be paid to the SIN provider. If an interest cheque payable to the Buyer remains uncashed for longer than SIX (6) months it shall be cancelled by the deposit holder and the Buyer shall no longer be entitled to interest on the original deposit. The Buyer's SIN is _____.
- 4) For the purposes of this Agreement, the terms "banking days" or "business days" shall mean any day, other than a Saturday, Sunday or statutory holiday in Toronto, Ontario, Canada.
- 5) The Buyer accepts and acknowledges that all room dimensions, floor plans and square footage amounts or Home Inspections as provided as set out in the marketing and MLS 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 guaranteed in any way by the Seller, Listing Brokerage or Listing Sales Representatives.
- 6) The Buyer and Seller hereby agree to allow the Listing Brokerage to distribute and use sale related information regarding this property in the marketing and/or promotional materials after firm acceptance of this agreement.
- 7) 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 the 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 the availability of enrollment 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 enrollment 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 enrollment space.
- 8) The Buyer has been made aware and accepts that 61 Roxborough Drive is situated in a designated heritage area under the North Rosedale Residents Association and at the time of going to the public market it had was designated as "unrated" under www.northrosedale.ca. The house may be subject to the restrictions associated with being in the North Rosedale area such as, but not limited to demolition, exterior alterations and or additions. The Buyer agrees not to raise any objections to the foregoing on completion of this transaction.
- 9) The Buyer accepts that the stone wall on the east encroaches onto the neighbouring property and agrees not to raise any objection on closing.
- 10) It is understood and agreed that any chattels or fixtures that are affixed to the wall but are not included in the purchase price will be removed carefully and any damage or holes caused by their removal will be repaired prior to completion. It is further understood and agreed that the Seller is not expected to fill in standard holes from picture hooks.

Revised October 27th, 2020.

This form must be initialed by all parties to the Agreement of Purchase and Sale.

INITIALS OF BUYER(S): 

INITIALS OF SELLER(S): 

Schedule B Agreement of Purchase and Sale

Form 105

for use in the Province of Ontario

This Schedule is attached to and forms part of the Agreement of Purchase and Sale between:

BUYER:, and

SELLER: William T. Moore

for the property known as 61 Roxborough Dr. Toronto C09

ON M4V 2G1 dated the day of, 20.....

11) Purchaser's visits are limited to THREE (3) times and to one hour in duration following the removal of all conditions (if any) in the Agreement of Purchase and Sale. And further limited to TWO (2) people and one licensed Real Estate Representative, such appointments must adhere to the COVID-19 Protocols. A bank appraisal will be considered in addition to the requested appointments.

12) INCLUSIONS: Jenn-air stainless 4 burner self-venting gas stove, Sub-zero stainless steel fridge over freezer, Miele dishwasher, Whirlpool stacked washer and dryer, Marvel Wine cooler, Sub-zero bar fridge, all attached light fixtures (excluding the dining room chandelier).

13) EXCLUSIONS: Dining room chandelier, all furniture, art, lift off mirrors, area rugs and outdoor furniture sets.

LEGAL DESCRIPTION: PT LT I PL 20E TORONTO; PT LT I PL 928 CITY EAST AS IN CT199973; CITY OF TORONTO

The Agreement of Purchase shall be for a minimum 24 hours irrevocable.

Revised October 27th, 2020.

This form must be initialed by all parties to the Agreement of Purchase and Sale.

INITIALS OF BUYER(S): 

INITIALS OF SELLER(S): 

PLEASE CONTACT

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THE INFORMATION CONTAINED IN THE FACT SHEET HAS BEEN SUPPLIED TO CHESTNUT PARK REAL ESTATE LIMITED BY THE OWNER OF THE PROPERTY.
CHESTNUT PARK HAS RELIED ON THE OWNER'S REPRESENTATIONS FOR THE PURPOSES OF PREPARING THE FACT SHEET.
