

80 DOUGLAS DRIVE ROSEDALE

Property Details

Lot Size:	46.67 x 140 feet (Refer to 1970 Survey)
Square Footage:	Approximately 5,173 square feet across all levels
Taxes:	\$19,748 (2023)
Closing Date:	30/60 days/to be determined
Parking:	Private driveway + detached garage

Inclusions: Sub-Zero side-by-side fridge, Thermador five-burner gas cooktop, extraction fan, GE Profile Performance wall oven, GE Advantium microwave/speed oven, and Kenmore Elite dishwasher; side-by-side fridge in lower level; Samsung front loading washer and dryer; all electric light fixtures; all window treatments; broadloom on 3rd floor and staircase runner where laid; storage cabinet in each of the two shared bathrooms; fixed bathroom mirror in 3rd floor, framed mirror in 2nd floor shared bath, framed mirror in lower level powder room; tall modern dressing mirror in the 2nd bedroom; gas furnace by Goodman, central air conditioning unit by Napoleon and supplemental Daikin ductless split heat pump system + remotes; pool table and accessories; automatic garage door opener; outdoor furniture; two Rheem hot water tanks; security system.

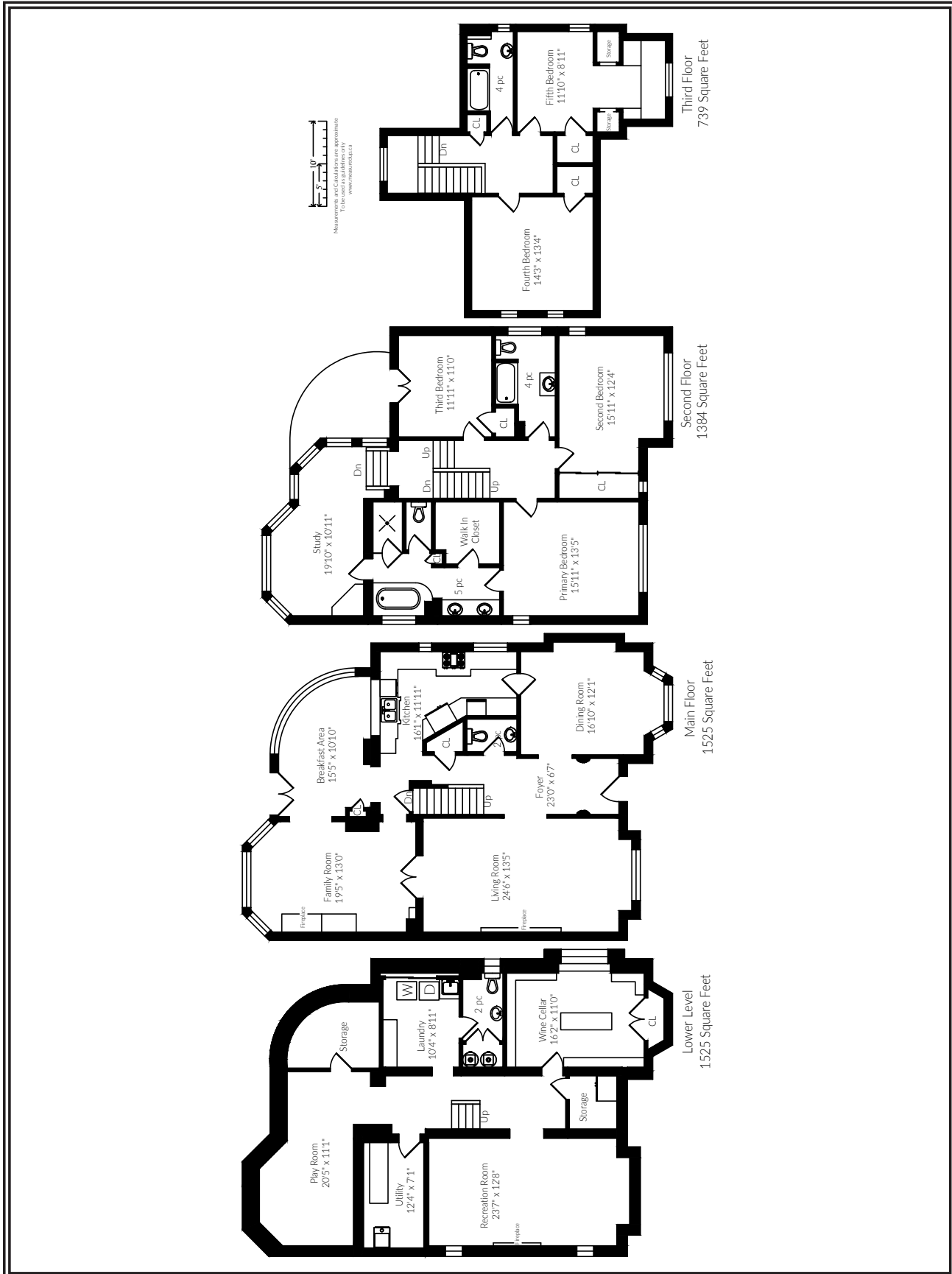
Exclusions: Any and all hung mirrors (except as described above in inclusions) and artwork; all audio / visual equipment; all interior household furniture.

Pertinent Details:

- Stellar North Rosedale location within walking distance to Summerhill Market, parks, ravines, walking trails
- Top tier public school district: Whitney and OLPH
- Top tier private school nearby: Branksome Hall. Within easy reach of U.C.C., the York School, the Mabin and other prestigious private schools
- Handsome centre hall façade with stone details and distinctive peaked roofline
- Circa 1926
- Updates were made in keeping with the historical elements of the house; interiors by The Designer Difference (Oakville)
- Existing photocopy of a survey (1970)
- Updated landscaping by Infinite Possibilities
- Credit Valley stone walkways and back patio
- Ultra private and well treed back garden
- Private paved driveway, with gates, for at least three cars
- Updated single car garage (2006)

FLOOR PLAN | 80 DOUGLAS DRIVE

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For more information regarding this property, please contact Christian, Paul, Fran at (416) 960-9995

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MAIN FLOOR

Vestibule

- Original paneled front entry door with refurbished leaded glass insert
- Crema Marfil marble tile flooring
- Two decorative demi-lune columns
- Wainscoting
- Wall sconce
- Crown mouldings

Hallway

- Refinished Oak hardwood flooring in a special-walnut colour
- Gracious staircase with oriental-style runner and quarter-cut Oak treads
- Closet
- Wainscoting
- Crown mouldings
- Chandelier

Powder Room

- Crema Marfil tile flooring
- Seashell shaped pedestal sink
- Toto toilet
- Chandelier

Living Room

- Refinished Oak hardwood flooring in a special-walnut colour
- Original wood-burning fireplace with stone facing and double fluted mantle
- Square bay window with original leaded glass
- Custom draperies
- Crown mouldings

Family Room

- Double French doors
- Refinished Oak hardwood flooring in a special-walnut colour
- Built-in entertainment unit with gas fireplace
- Open shelves
- Bay window with Roman blinds overlooking the back garden
- Crown mouldings
- Recessed lighting

Dining Room

- Refinished Oak hardwood flooring in a special-walnut colour
- Bay window with original leaded glass
- Custom draperies
- Wainscoting
- Chandelier

Updated Kitchen

- Swinging butler's French door
- Refinished Oak hardwood flooring in a special-walnut colour
- Custom cabinetry
- Granite countertops
- Tumbled marble backsplash
- 42" Sub-Zero side-by-side fridge, 36" Thermador five-burner gas cooktop (including centre grill), extraction fan with custom hood, appliance tower (with GE Profile Performance wall oven and GE Advantium microwave/speed oven), and Kenmore Elite dishwasher (built by Bosch)
- Two pullout spice racks
- Appliance garage
- Double stainless-steel sink
- Secondary sink
- Built-in wine rack
- Pantry with pullouts
- Two leaded glass windows with Roman blinds
- Two pendant light fixtures over breakfast bar
- Open to breakfast room
- Crown mouldings
- Recessed lighting

Breakfast Room

- Tumbled marble tile flooring
- Spectacular wrap around windows with Roman blinds
- Overlooking the family room and kitchen
- Exterior French doors with walk-out to stone patio and back garden
- Recessed lighting
- Pendant light fixture

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SECOND FLOOR

Gracious staircase with oriental runner and quarter-cut Oak treads, wainscoting, crown mouldings and semi-pendant light fixture

Primary Bedroom

- Refinished Oak hardwood flooring in a special-walnut colour
- Walk-in closet with broadloom and organizers
- Updated windows with leaded glass and fleur-de-lis inset
- Custom drapery
- Crown moulding
- Semi-pendant light fixture

Five-Piece Ensuite Bathroom

- Heated marble tile flooring
- Double vanity (with custom cabinetry, two undermounted sinks, vintage style faucets by Rubinet and marble countertop)
- Large walk-in shower (with rain showerhead and handheld wand by Grohe, shampoo niche, bench, marble surround and glass enclosure)
- Two person Oceana air jet soaker tub
- Medicine cabinet tower
- Water closet with Toto toilet
- Linen closet
- Decorative display niche
- Updated window with Roman blind
- Crown moulding
- Recessed lighting

Second Bedroom

- Refinished Oak hardwood flooring in a special-walnut colour
- Oversized closet (with etched glass privacy doors, built-in make-up area and organizers)
- Updated windows with leaded glass and fleur-de-lis inset
- Tall modern dressing mirror
- Crown moulding
- Drum style semi-pendant light fixture

Third Bedroom

- Hardwood flooring
- Closet
- Updated window with etched glass
- Crown moulding
- French doors with walk-out to future rooftop balcony
- Ceiling mounted deco style light fixture

Study

- Refinished Oak hardwood flooring in a special-walnut colour
- Wall-to-wall updated bay windows with Roman blinds overlooking the back garden
- Open shelves
- Crown moulding
- Access to primary ensuite
- Recessed lighting

Four-Piece Main Bathroom

- Marble tile flooring
- Tub + shower combination with marble surround
- Pedestal sink
- Beveled framed mirror
- Chair rail
- Storage cabinet
- Towel warmer
- Updated etched privacy glass window
- Colonial style brass wall sconces

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THIRD FLOOR

Gracious staircase (with oriental runner and quarter-cut Oak treads and beveled leaded glass window on landing overlooking trees), linen closet, crown mouldings and chandelier

Fourth Bedroom

- Broadloom
- Large closet
- Leaded glass windows
- Two windows
- Split ductless Daikin supplemental cooling / heating system

Fifth Bedroom

- Broadloom
- Closet
- Dormer window area with daybed
- Two knee wall closets
- Two windows including one in the dormer with leaded glass and one on the side with shutters
- Split ductless Daikin supplemental cooling / heating system

Four-Piece Bathroom

- Marble tile flooring
- Tub + shower combination with marble surround
- Pedestal sink
- Wall-to-wall mirror
- Storage cabinet
- Chair rail
- Etched privacy glass window
- Colonial style brass wall sconces
- Recessed lighting

LOWER LEVEL

Hallway

- Ceramic tile flooring
- Recessed lighting

Recreation Room

- Ceramic tile flooring
- Brick fireplace
- Pool table and cues
- Two windows
- Wall sconces
- Recessed lighting

Play Room

- Ceramic tile flooring
- Adjoining large storage room with open shelves and clothing rack
- Recessed lighting

Wine Cellar

- Ceramic tile flooring
- Custom wine racks with 1700 bottle capacity
- Approximately 72" x 24" centre island
- Closet
- Recessed lighting

Storage Room

- Ceramic tile flooring
- Side-by-side fridge
- Upper storage cabinets
- Recessed lighting

Laundry Room

- Ceramic tile flooring
- Samsung front loading washer and dryer
- Laundry sink
- Storage cabinets and folding counter

Two-Piece Bathroom

- Ceramic tile flooring
- Pedestal sink
- Framed mirror
- Window
- Two art deco style wall sconces

Utility Cupboard with two hot water tanks by Rheem

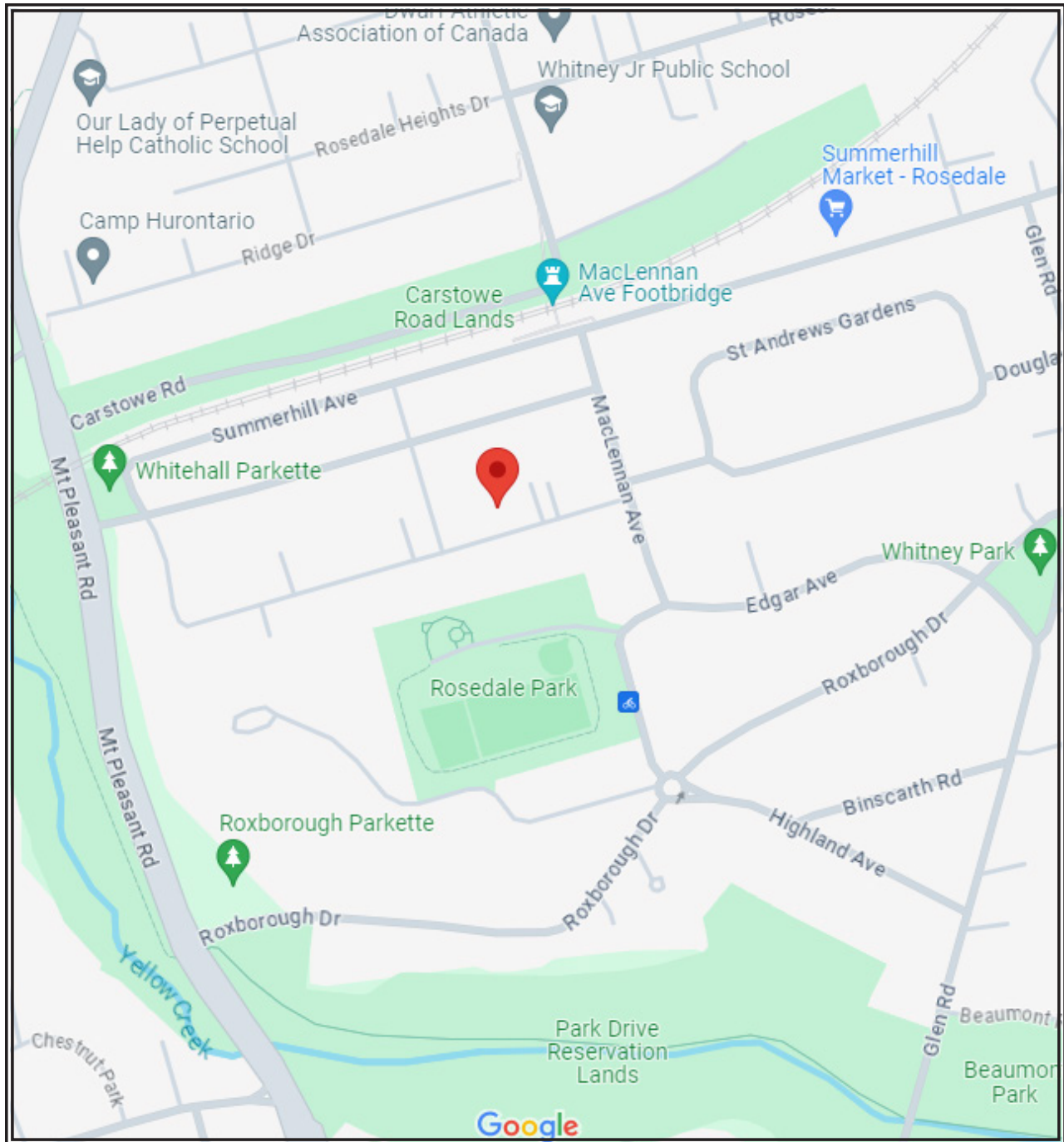
Furnace Room

- Ceramic tile flooring
- High efficiency forced air natural gas furnace (approximately 5 years old) by Goodman, with central air conditioning unit by Napoleon
- Open oak storage cabinets
- Painted cabinets with folding counter
- Drying rack

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