



WELCOME TO
75 CRESCENT ROAD #101

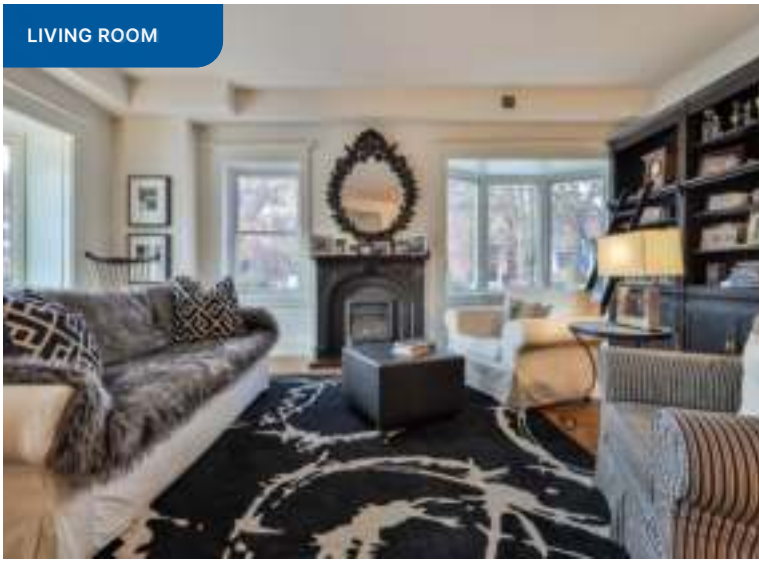
2 BEDROOMS | 2 BATHS | 1 CAR PARKING

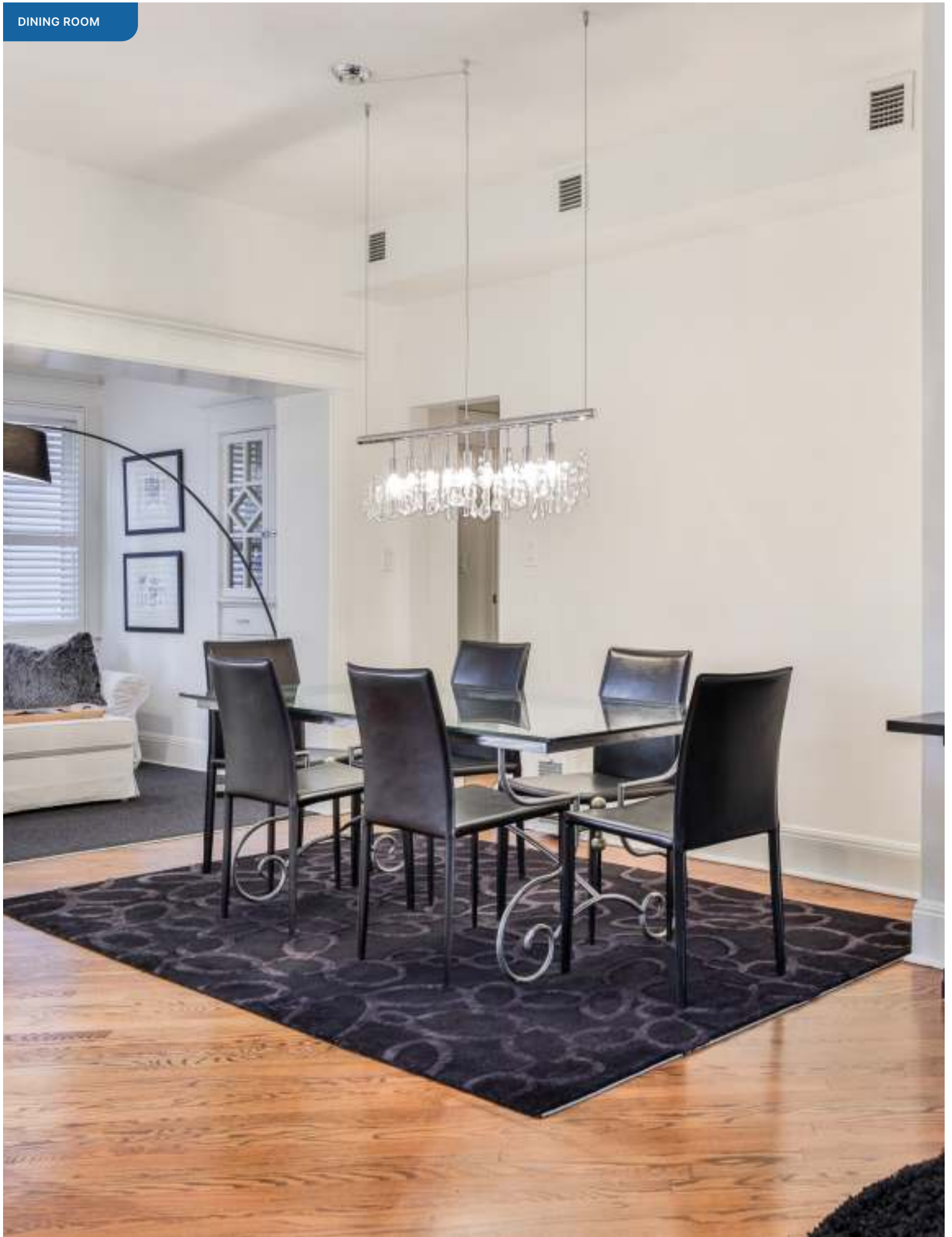


Welcome to 75 Crescent Rd #101

Your pied-a-terre amongst tree-lined Rosedale streets awaits you! The recently restored, historic "Castlemere" offers an excellent opportunity to live in this renovated sun-filled main floor suite. A welcoming foyer with an ample closet leads to spacious living and dining spaces which are perfect for entertaining. The Living Room with 2 bay windows is enhanced by an electric fireplace with a handsome mantle and custom built-in bookcases flanking the east wall. The renovated kitchen with built-in appliances is adjacent to the separate den which is surrounded by windows & has a built-in bar cabinet. This can be a perfect home office or a place to curl up for an evening movie. The luxurious Primary Bedroom suite with a spa-inspired ensuite and separate 2nd bedroom with adjacent bathroom offers quiet private retreats. Ensuite laundry, locker and 1 car parking right outside the front door are much desired bonuses. And only steps to Yonge Street shops, dining, Parks and TTC, offer an opportunity for easy in-city living.

LIVING ROOM









PRIMARY
BEDROOM



ENSUITE



SECOND
BEDROOM





FOYER

- Hardwood floors
- Closet with custom built-in shelves

LIVING ROOM

- Hardwood floors
- 2 Bay windows offering Crescent Road vistas
- Electric fireplace with handsome wood mantle
- Custom built-in bookcase with lower cupboards and sliding ladder

DINING ROOM

- Open to Living Room area
- Hardwood Floors
- Chandelier

KITCHEN

- Functional layout with granite inlayed backsplash and granite countertops
- Moveable island with storage and stainless steel countertop
- Tile floors
- California shutters
- Leaded glass upper cabinets
- Appliances incl: GE Dishwasher, Double sink with drink tap, Maytag Oven with built-in Vent hood, Amana Fridge, Panasonic Microwave, Miele Washer & Dryer

DEN

- A perfect spot to work from home or relax in front of the wall mounted TV!
- Built-in bar with glass fronted cabinets
- Surrounded by windows for excellent natural light
- California Shutters
- Broadloom

UTILITY CLOSET

- Built-in shelving for ample storage
- Conveniently located next to the Kitchen area

BATHROOM

- 3 piece with heated tile floor
- Glass walk-in shower
- Pedestal sink

BEDROOM #2

- Broadloom
- Single closet with built-in shelves
- Double closet with built-in shelving

PRINCIPLE BEDROOM SUITE:

- Broadloom
- Closet with built-in organizers
- Wall of elegant curtains flanking ample window with blinds

ENSUITE BATHROOM

- 3 piece with heated tile floors
- Single vanity
- Glass walk-in shower



ADDITIONAL INFORMATION

PARKING: Exclusive use of outdoor spot #L2, P1

LOCKER: #10 in Basement

MAINTENANCE FEES: \$1599.67 2022 incl Building Insurance, Common Elements, Parking, Water and Parking. Communal laundry facilities in Basement if needed.

PROPERTY TAXES: \$4,360.34 (2022)

IMPROVEMENTS: 2 new Pella Bay Windows in Living Room 2022, New Air Conditioner handler & condenser 2022, Renovated Bathrooms, Broadloom in bedrooms, Light Fixtures, Re-painted Dining Room (2022), Complete restoration of exterior of building including but not limited to roofing, balconies, bay windows, & eaves troughs

INCLUSIONS: GE Dishwasher, Maytag Oven, Panasonic Microwave, Amana Fridge, Miele Washer & Dryer,

Heated Bathroom floors, Broadloom where laid, All Electric Light Fixtures including Sconces, All Window Coverings, **All Furniture unless excluded.**

EXCLUSIONS: 3 art pieces in Living Room (Shoreline, Red Oil Framed & Red Stripe), Eagle Photo in Bathroom, 2 Ostrich foot stools, Filing cabinet, Pineapple pillow, All personal items (incl photos) in bookcase & on mantle, All closet contents, few personal kitchen items.

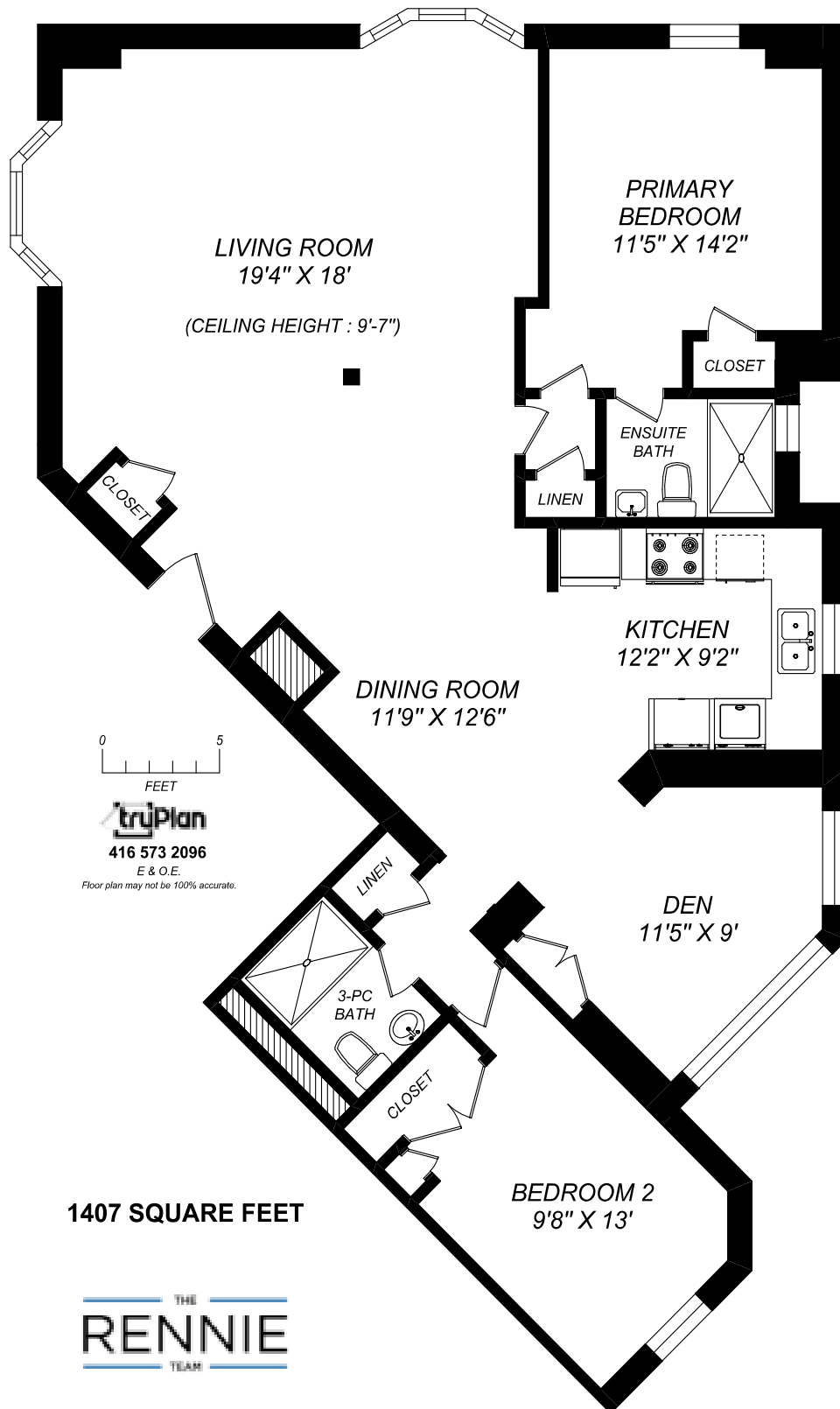
COMFORT SYSTEMS: approx. \$1,657.28 for past 12 months – incl hydro, heat & AC

- Electric Baseboard Heating
- Central Airconditioning

POSSESSION: December 1, 2022 if sold furnished/TBA otherwise

OFFERED FOR SALE AT: \$1,185,000.00

FLOOR PLANS





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rennieteam.com | julie@rennieteam.com | 416.925.9191



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