

4 Cluny Avenue

South Rosedale

Main Level - Stunning Italian hanging chandelier in staircase with 88 lights

Living Room	21'7" x 14'4" 6.58 x 4.37m	<ul style="list-style-type: none"> ➤ Gas Fireplace with Marble Mantle Surround ➤ Three Multi-Paned Picture Windows ➤ Pot Lights ➤ Light Stained Wide Plank Hardwood Floors
Dining Room	16'8" x 8'3" 5.08 x 2.51m	<ul style="list-style-type: none"> ➤ Open Concept ➤ Light Stained Wide Plank Hardwood Floors ➤ Sliding Glass Door Walk-Out to Patio and Yard with Stunning Water Wall Feature and Built-In Barbecue
Kitchen	16'8" 10'10" 5.08 x 3.30m	<ul style="list-style-type: none"> ➤ Binns Kitchen Design ➤ Large Centre Island with Onyx Counter-Tops ➤ Onyx Backsplash and Counter-Tops ➤ Light Stained Wide Plank Hardwood Floors ➤ Integrated Stainless Steel Appliances ➤ Walk-Out to Patio and Yard
Servery	12'7" 10'2" 3.84 x 3.10m	<ul style="list-style-type: none"> ➤ Adjacent to Kitchen ➤ Light Stained Wide Plank Hardwood Floors ➤ Sink, Shelves and Cupboards ➤ Built-In Wine Refrigerator
Family Room	17'8" x 16'8" 5.38 x 5.08m	<ul style="list-style-type: none"> ➤ Matte Finish Floor-to-Ceiling Gas Fireplace ➤ Pot Lights

Family Room cont'd

- Light Stained Wide Plank Hardwood Floors
- Walk-Out to Patio and Yard with Water Wall Feature and Built-In Barbecue

Den

15'6" x 12'
4.72 x 3.66m

- Built-In Media Centre with Shelves and Cupboards
- Pot Lights
- Dark Stained Wooden Panel Frame
- Walk-Out to Side Yard

Powder Room

5'5" x 5'
1.65 x 1.52m

- Binns Bath Design
- 2-Piece

2nd Level

Primary Bedroom

21'7" x 15'4"
6.58 x 4.67m

- Built-in Cupboards and Shelves
- Broadloom
- Pot Lights
- Sliding Doors Walk-Out to Balcony
- Walk-In Closet 19'5" x 11' with Custom Storage Systems

5-Piece Ensuite

15'8" x 10'4"
4.78 x 3.15m

- Binns Bath Design
- Stone Counter-Tops
- Double Sink Vanity
- Enclosed Separate Shower
- Tub
- Toilet
- Heated Floors
- Picture Windows

Balcony

20'9" x 12'7"
6.32 x 3.84m

- South Treed Views

2 nd Bedroom	14'0" x 13'10" 4.52 x 4.22m	<ul style="list-style-type: none"> ➤ Double Closet ➤ 3 Multi-Paned Windows ➤ Broadloom ➤ Pot Lights
4-Piece Ensuite	8'2" x 6' 2.49 x 1.83m	<ul style="list-style-type: none"> ➤ Binns Bath Design ➤ Oversized Vanity with Sink ➤ Tub ➤ Toilet ➤ Window

3rd Level

Great Room/Exercise/Retreat	26'3" x 13' 8.00 x 3.96m	<ul style="list-style-type: none"> ➤ Pot Lights ➤ Light Stained Wide Plank Hardwood Floors ➤ Window
Powder Room	8'9" x 5'3" 2.67 x 1.60m	<ul style="list-style-type: none"> ➤ Binns Bath Design ➤ 2-Piece
Outdoor Storage	5'2" x 4'10" 1.57 x 1.47m	
Roof-Top Deck	37'5" x 24'4" 11.40 x 7.42m	<ul style="list-style-type: none"> ➤ Built-In Gas Fireplace

Lower Level - An impressive glass staircase is an architectural feature allowing for natural light to cascade while the Vertech elevator services all four levels

Bedroom	13'7" x 10'4" 6.53 x 5.03m	<ul style="list-style-type: none"> ➤ Above Ground Window ➤ Pot Lights ➤ Broadloom ➤ Two Closets
3-Piece Washroom	10' x 5'2" 3.05 x 1.57m	<ul style="list-style-type: none"> ➤ Oversized Vanity with Sink ➤ Enclosed Glass Shower ➤ Pot Lights

Laundry	11'1" x 10' 3.38 x 3.05m	<ul style="list-style-type: none"> ➤ Pot Lights ➤ Side by Side Washer and Dryer ➤ Sink ➤ Side Door
Furnace Room	21'5" x 16'6" 6.53 x 5.03m	
Double Garage	24'1" x 20'6" 7.34 x 6.25m	<ul style="list-style-type: none"> ➤ Direct Access

Additional Information

Inclusions	<ul style="list-style-type: none"> ➤ Subzero Refrigerator ➤ 2 Wolf Ovens ➤ Wolf Stove-Top Range ➤ Miele Dishwasher ➤ Wolf Exhaust Fan ➤ LG Washer ➤ LG Dryer ➤ Built-In Wine Refrigerator ➤ Electric Light Fixtures ➤ Central Vacuum and Related Attachments ➤ Window Coverings ➤ Broadloom Where Laid ➤ TV Brackets ➤ Outdoor Built-In Fisher/Paykel Barbecue ➤ Irrigation System Front and Back Yards ➤ Security System and Related Equipment ➤ Roof-Top Deck Furniture ➤ Vertech Elevator
Exclusions	<ul style="list-style-type: none"> ➤ Dining Room Fixture
Legal Description	<ul style="list-style-type: none"> ➤ Plan 521E Pt Lot 10 ➤ Copy of Site Plan Attached
Lot Size	<ul style="list-style-type: none"> ➤ 57.5 x 73.25 Feet

Heating/Cooling

- Forced Air Gas
- 2 Furnaces
- Central Air Conditioning
- 2 CAC Units

Taxes

- \$26,284.20 Per Annum (2023)

Parking

- Heated Private Double Drive
- Attached Double Garage

Possession

- 120 Days/TBA

Alarm

- Monitoring with Avante Security

Public Schools

Rosedale Junior P.S.
22 South Dr, M4W 1R1

- GR. JK-06
- 416-393-1330

Deer Park Junior & Senior P.S.
23 Ferndale Ave, M4T 2B4

- GR. JK-08
- 416-393-1550

Jarvis Collegiate Institute
495 Jarvis St, M4Y 2G8

- GR 09-12
- 416-393-0140

Northern S. S.
851 Mt Pleasant Rd, M4P 2L5

- GR 09-12
- 416-393-0270

Private Schools

Branksome Hall
10 Elm Ave, M4W 1N4

- Girls GR JK-12
- 416-920-9741

Upper Canada College
220 Lonsdale Rd, M4V 2X8

- Boys GR SK-12
- 416-488-1125