71 CHESTNUT PARK ROAD
ROSEDALE

Property Details

Taxes:	$27,365.82 (2025)
Lot Size:	61.48 x 100 feet (slightly irregular in shape as per existing survey)
Square Footage:	4,439 square feet across all levels
Closing Date:	30 days / flexible
Parking:	Private heated drivewaywith detached two car garage

Inclusions: Wolf six-burner gas stove, Sirius extraction fan, Panasonic microwave, Thermador paneled fridge, Miele dishwasher; Whirlpool Duet washer and dryer; all electric light fixtures (except those noted under exclusions); all window coverings + blinds; two wall-mounted Tv's; all broadloom where laid; irrigation system; auto garage door opener and remote.

Exclusions: Any and all artwork; all audio / visual equipment (except as noted in inclusions); all household furniture

Other Pertinent Details:

- Carson Dunlop pre-listing home inspection available
- Updated roof shingles, parapet metal capping, three copper chimney caps (2021)
- Tankless hot water boiler (2022)
- Heated driveway
- Steam humidifier
- Water softener
- Generac back-up generator

MAIN FLOOR - 10'3 ceiling

Foyer

- Paneled front entry door with palladium window
- Oak hardwood flooring in a mahogany-stain
- Double closet
- Grand staircase with runner
- Window with sheers
- Crown mouldings
- Hurricane style light fixture
- Recessed lighting

Powder Room

- Oak hardwood flooring in a mahogany-stain
- Contemporary floating vanity with one-piece integrated sink
- Designer wallpaper
- Toto toilet
- Window with California shutters
- Contemporary light fixture
- Recessed lighting

Living Room

- Oak hardwood flooring in a mahogany-stain
- Gas fireplace with marble surround and traditional mantel
- Four windows with sheers
- Crown mouldings
- Ceiling speakers
- Recessed lighting
- Pocket doors to family room

Dining Room

- Oak hardwood flooring in a mahogany-stain
- Wood-burning fireplace with marble surround and traditional mantel
- Two windows with California shutters
- Crown mouldings
- Ceiling speakers
- Recessed lighting
- Butlers' door to kitchen

Kitchen and Breakfast Area

- Oak hardwood flooring in a mahogany-stain
- Centre island with breakfast bar
- Calacatta gold marble countertops
- Custom cabinetry
- Stainless-steel appliances (Wolf six-burner gas stove, Sirius extraction fan, Panasonic microwave, Thermador paneled fridge, Miele dishwasher)
- Double stainless-steel sink
- Large pantry cupboard
- Side door access to porch and yard
- Bay window with natural grass blinds
- Walk-out to stone patio and back garden
- Pendant light fixture over island
- Butlers' door to dining room

Family Room

- Oak hardwood flooring in a mahogany-stain
- Open concept to kitchen
- Gas fireplace with traditional mantel and flanked with built-in bookcases
- Two sets of French doors with walk-outs to stone patio and back garden
- Crown mouldings
- Ceiling speakers
- Recessed lighting
- Pocket doors to living room

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

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SECOND FLOOR - 9'4 ceiling

Runner on stairs, crown mouldings, recessed lighting and skylight

Primary Bedroom

- Double entry doors into sitting area
- Oak hardwood flooring in a mahogany-stain
- Walk-in closet with professional organizers
- Two windows with silk drapery
- Crown mouldings
- Ceiling speakers
- Sitting area with crown mouldings, recessed lighting, skylight and French doors with walk-out to balcony overlooking the back garden

Five-Piece Primary Ensuite Bathroom

- 24" x 24" heated Calacatta gold marble tile flooring
- Elongated vanity in Wenge with marble countertop and two undermounted sinks
- Walk-in shower (with rain showerhead, adjustable shower wand, back painted glass surround, and clear glass enclosure)
- Free standing soaker tub
- Toto toilet
- Heated towel rack
- Large mirror
- Window with California shutters and sheers
- Two polygon shaped windows
- Ceiling speakers
- Skylight
- Two wall sconces
- Recessed lighting

Second Bedroom

- Oak hardwood flooring in a mahogany-stain
- Double closet
- Two windows with drapery and sheers
- Crown mouldings
- Drum style light fixture

Three-Piece Ensuite Bathroom

- Heated marble tile flooring
- Furniture style vanity with one-piece integrated sink
- Large walk-in shower (with rain showerhead, adjustable shower wand, marble surround and glass enclosure)
- Toto toilet
- Large framed mirror
- Window with Roman blind
- Valance lighting
- Recessed lighting

Third Bedroom

- Oak hardwood flooring in a mahogany-stain
- Two sets of double closets
- Window with Roman blind
- Crown mouldings
- Drum style light fixture

Five-Piece Main Bathroom

- Heated marble tile flooring
- Double vanity with marble countertop and two undermounted sinks
- Soaker tub and shower combination (with adjustable shower wand, marble surround and half glass enclosure)
- Toto toilet
- Large mirror
- Window with California shutters
- Two pendant lights
- Recessed lighting

Office

- Oak hardwood flooring in a mahogany-stain
- Wrap around built-in cabinetry with open shelves, drawers and workstations
- Two windows with Roman blinds
- Crown mouldings
- Ceiling speakers
- Recessed lighting

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LOWER LEVEL - 9'9 ceiling

Porcelain tile flooring in a stone look, double closet and storage under the stairs. Access to oversized double car garage

Recreation Room

- Infloor radiant heating
- New broadloom
- Gas fireplace (with marble hearth and contemporary mantel and flanked with two built-ins with open shelves and cupboards)
- Two windows with blinds
- Recessed lighting

Fourth Bedroom

- Infloor radiant heating
- New broadloom
- Double closet
- Large window with blinds
- Recessed lighting

Three-Piece Bathroom

- Heated stone tile flooring
- Vanity with marble countertop and surface mounted sink
- Walk-in shower with adjustable shower wand and glass enclosure
- Window
- Framed mirror
- Valance lighting
- Recessed lighting

Laundry Room

- Built-in cabinetry
- Folding counter
- Whirlpool Duet washer and dryer
- Stainless-steel sink
- Window
- Ceiling light fixture

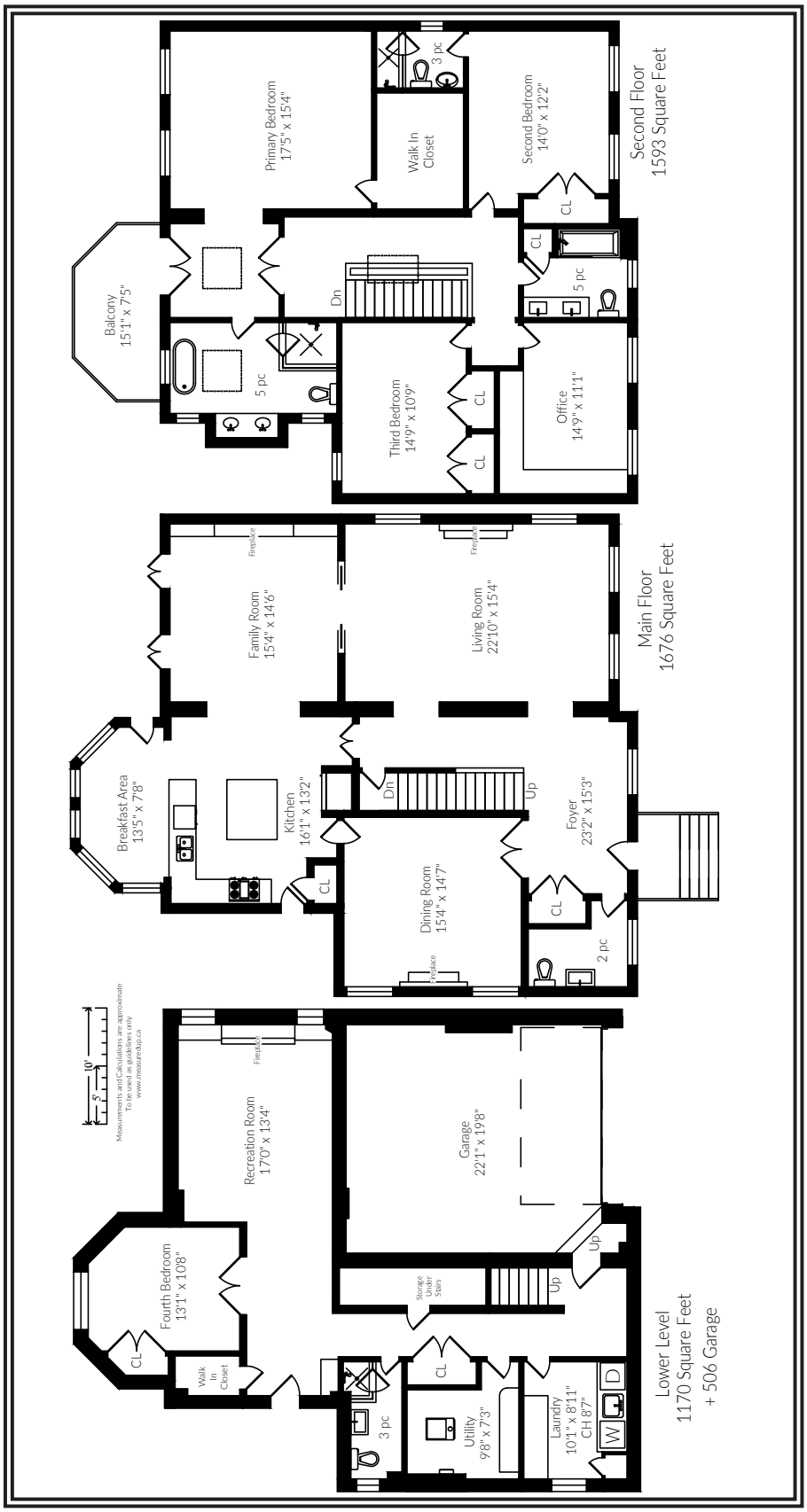
Storage Room with built-in open shelves

Side walk-up to back garden

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FLOOR PLAN | 71 CHESTNUT PARK ROAD

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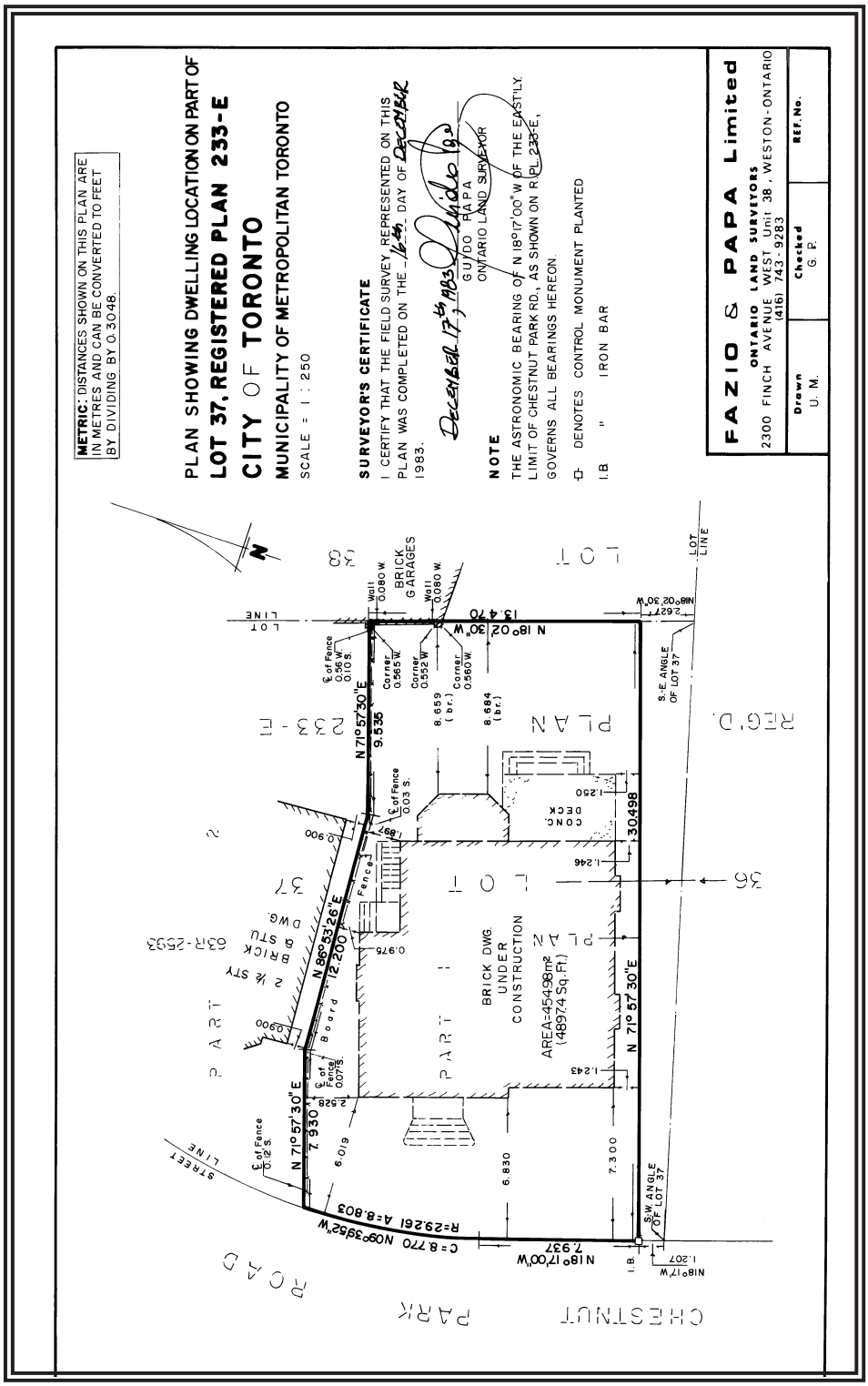


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SURVEY | 71 CHESTNUT PARK ROAD

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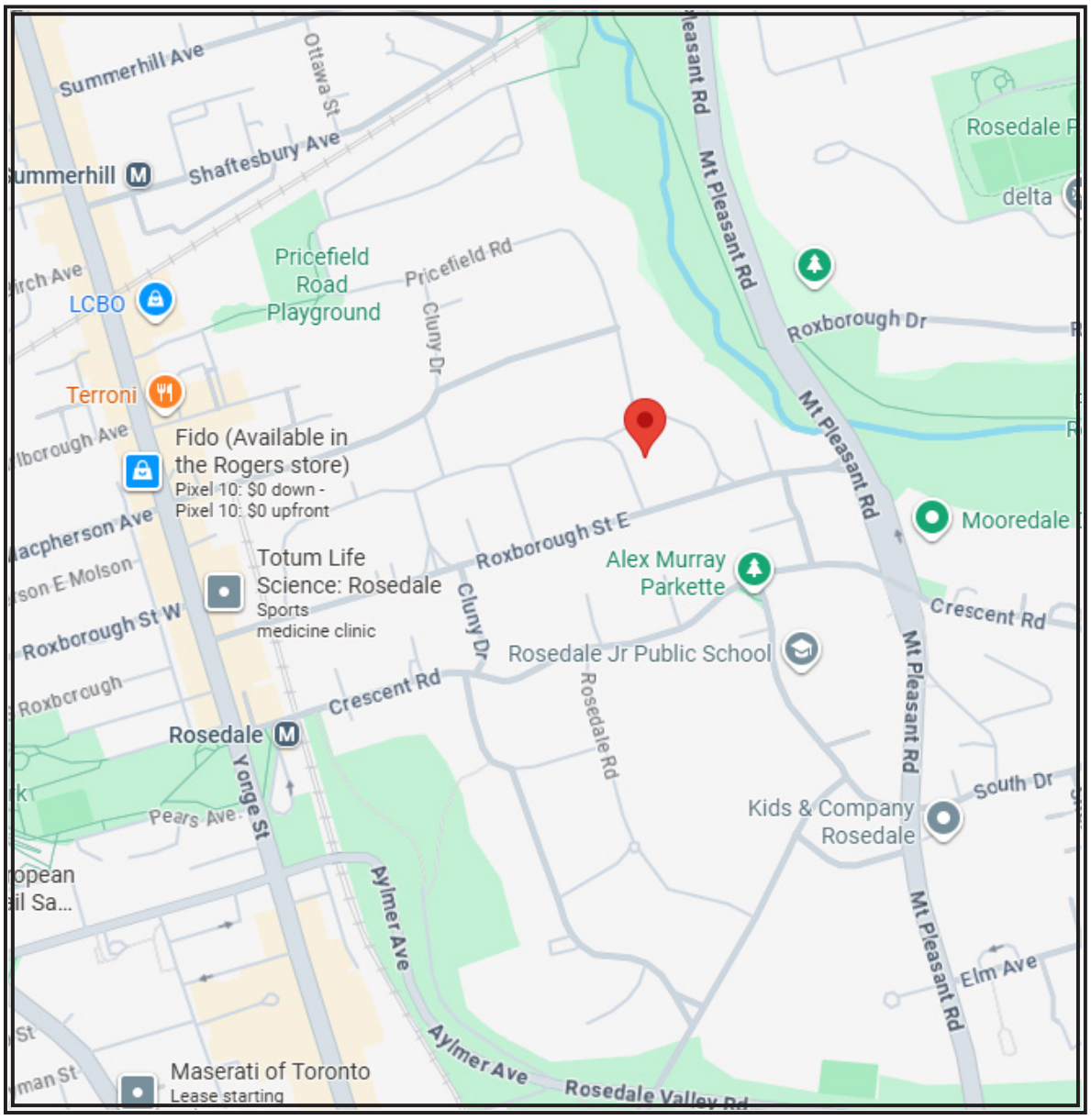


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MAP | 71 CHESTNUT PARK ROAD

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