

THE GATED COURTYARDS OF ROSEDALE

TH21 - 1 BAXTER STREET, TORONTO ON M4W 3W1

Sotheby's INTERNATIONAL REALTY | Canada

WELCOME TO TOWNHOUSE 21 – 1 BAXTER STREET

BEAUTIFUL WIDE PLANK ENGINEERED HARDWOOD & CUSTOM CALIFORNIA CLOSETS BUILT-INS AND SHELVINGS THROUGHOUT.

GROUND FLOOR

ENTRY 11'8" X 5'4" | 3.56M X 1.63M
TILED FLOOR | LARGE DOUBLE CLOSET WITH CUSTOM BUILT-INS AND SLIDING DOORS

POWDER ROOM
WOOD FLOOR | VANITY WITH DRAWERS | SCONCE LIGHTING | STORAGE UNDER STAIRS | FAN | RECESSED LIGHTING

BROADLOOM STAIRS TO THE LOWER LEVEL WITH GLASS LANTERN LIGHT FIXTURE

MAIN FLOOR

WOOD STAIRS WITH RUNNER & WINDOW ON LANDING | 9' CEILING HEIGHT

KITCHEN 12'5" X 12'4" | 3.78M X 3.76M
FRENCH DOORS WALKING OUT TO EAST FACING TERRACE WITH GAS BBQ HOOK-UP | BREAKFAST BAR WITH PENDANT LIGHTING | CORIAN COUNTER AND BACKSPLASH WALL | UNDERMOUNT STAINLESS-STEEL SINK WITH GOOSENECK & PULL-OUT | FLOATING SHELVES | PANTRY WITH COFFEE STATION & MICROWAVE NOOK | WOOD FLOOR | RECESSED LIGHTING

APPLIANCES: STAINLESS-STEEL KITCHENAID 5 BURNER GAS RANGE, STAINLESS-STEEL BOSCH FRENCH DOOR REFRIGERATOR WITH CRISPER & FREEZER DRAWERS, STAINLESS-STEEL KITCHENAID BUILT-IN DISHWASHER

DINING AREA 12'9" X 9'5" | 3.89M X 2.87M
WOOD FLOOR | FEATURE WALL WITH SCONCE LIGHT | SPUTNIK CHANDELIER

LIVING ROOM 12'4" X 11' | 3.76M X 3.35M
WALL TO WALL WINDOWS – FRENCH DOORS OPENING TO JULIETTE BALCONY | PANELLED TV ALCOVE FLANKED BY CUSTOM BUILT-IN SHELVING AND STORAGE (AREA UNDER THE TV IS WIRED FOR AN ELECTRIC FIREPLACE)


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SECOND FLOOR

WOOD STAIRCASE WITH RUNNER | RECESSED LIGHTING | WOOD FLOOR

PRIMARY BEDROOM 12'1" X 10'5" | 3.68M X 3.18M

CATHEDRAL CEILING WITH CHANDELIER | TWO LEVELS OF WEST FACING WINDOWS WITH BLINDS (UPPER BLINDS ARE REMOTE CONTROLLED) | WALL TO WALL CUSTOM CALIFORNIA CLOSETS | WOOD FLOOR | RECESSED LIGHTING

SEMI ENSUITE

5-PIECE | BARN DOOR ENTRY FROM PRIMARY & HALLWAY | HERRINGBONE MARBLE TILED FLOOR | TILED WALLS | DOUBLE VANITY WITH DUAL UNDERMOUNT SINKS AND STORAGE | SCONCE LIGHTING | ROUND MIRROR | GLASS ENCLOSED MARBLE AND TILE SHOWER WITH BUILT-IN SHELVES, OVERHEAD AND HANDHELD FIXTURES AND RECESSED LIGHTING | FAN | TOTO DUAL FLUSH TOILET | SOAKER TUB WITH WALL MOUNT TUB FILLER, HANDHELD AND BUILT-IN SHELF | RECESSED LIGHTING | BARN DOOR TO HALLWAY AND PRIMARY BEDROOM

SECOND BEDROOM 12'6" X 10'1" | 3.81M X 3.07M

EAST FACING WINDOW | RECESSED LIGHTING | WOOD FLOOR | BUILT-IN CUSTOM CLOSETS | BARN DOOR ENTRY

THIRD FLOOR LOFT

HARDWOOD STAIRS | STORAGE CLOSET AT THE TOP OF THE STAIRS

FAMILY ROOM/OFFICE/3RD BEDROOM 10'7" X 9'3" | 3.23M X 2.82M

SLIDING GLASS DOORS OPEN TO ROOFTOP DECK | WOOD FLOOR | RECESSED LIGHTING | OPEN TO BELOW | WEST FACING WINDOW WITH REMOTE CONTROLLED BLINDS

ROOFTOP DECK

LARGE EAST FACING TERRACE | OUTDOOR STORAGE CLOSET | YORK CENTRAL AIR CONDITIONER

LOWER LEVEL 12'4" X 9'6" | 3.76M X 2.90

UTILITY SPACE WITH STACKED ELECTROLUX WASHER & DRYER | BEAM CVAC | MAXAIR HEAT PUMP | POLARIS HOT WATER TANK
TILED FLOOR | STORAGE UNDER STAIRS | ACCESS TO GARAGE

PARTICULARS

UPDATES	2022 - NEW APPLIANCES FLOORS CUSTOM CALIFORNIA CLOSETS SHELVING, CLOTHING & HALLWAY STORAGE BATHROOM AND KITCHEN
MAINTENANCE FEES	$1,533.70 - INCLUDES COMMON ELEMENTS, PARKING, BUILDING INSURANCE, & WATER
HVAC	FORCED AIR GAS FURNACE (AIR HANDLER, 2025) CENTRAL AIR CONDITIONER (2025) HOT WATER TANK (RENTAL – ENERCARE $80/MONTH)
TAXES	$5,994.99, 2025 FINAL
POSSESSION	60-90 DAYS/TBA
PARKING	ONE UNDERGROUND PARKING SPACE WITH DIRECT ACCESS TO UNIT
LEGAL DESCRIPTION	UNIT 21, LEVEL 1, METRO TORONTO CONDOMINIUM PLAN NO. 1192 AND ITS APPURTENANT INTEREST. S/T RIGHTS AS IN D603507 THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : REM PCL 3-1, SEC A-104, PT LTS 3, 4, 5 & 6, PL 104 YORK, DES AS PT 1 ON 66R17270, CITY OF TORONTO, E/LIMIT OF YONGE ST, CONFIRMED UNDER THE BOUNDARIES ACT BY PL BA1744 (REG. 80/6/3 AS CT415260), S/T AS SET OUT IN SCHEDULE 'A' OF DECLARATION E159140. , CITY OF TORONTO

INCLUDED IN THE PURCHASE PRICE:
MAXAIR FURNACE, YORK CENTRAL AIR CONDITIONER, BEAM CENTRAL VACUUM & EQUIPMENT, ELECTROLUX STACKED WASHER & DRYER, STAINLESS-STEEL KITCHENAID 5 BURNER GAS RANGE, STAINLESS-STEEL BOSCH FRENCH DOOR REFRIGERATOR, BUILT-IN STAINLESS-STEEL KITCHENAID DISHWASHER, ALL CUSTOM BUILT-INS, ALL BLINDS

EXCLUDED FROM THE PURCHASE PRICE:
HOT WATER TANK (RENTAL), DINING ROOM LIGHT FIXTURE, ALL WALL MOUNT TELEVISIONS & BRACKETS

OFFERED FOR YOUR CONSIDERATION AT

$1,495,000

FOR MORE INFORMATION, PLEASE CONTACT:

DAENA ALLEN-NOXON*
& ASSOCIATES

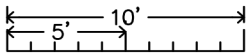
BROKER & EXECUTIVE VICE PRESIDENT, SALES*

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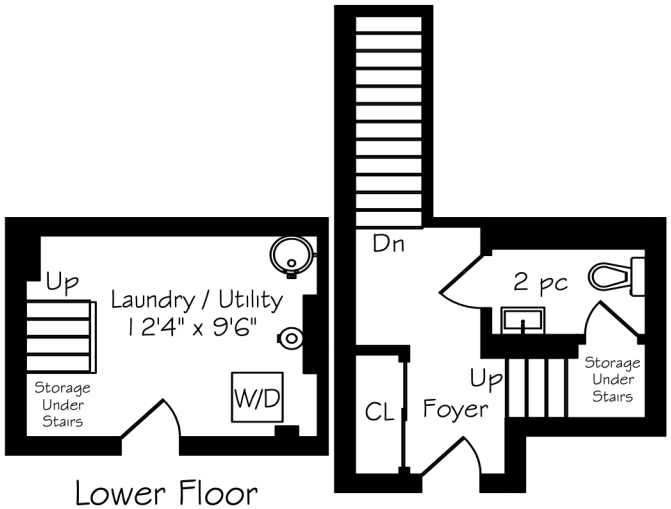
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PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES REGARDING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS FEATURE SHEET.

21-1 Baxter Street

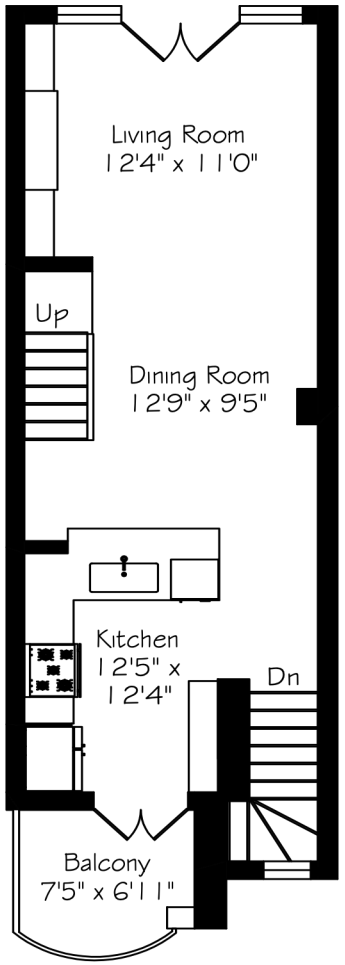


Measurements and Calculations are approximate
To be used as guidelines only

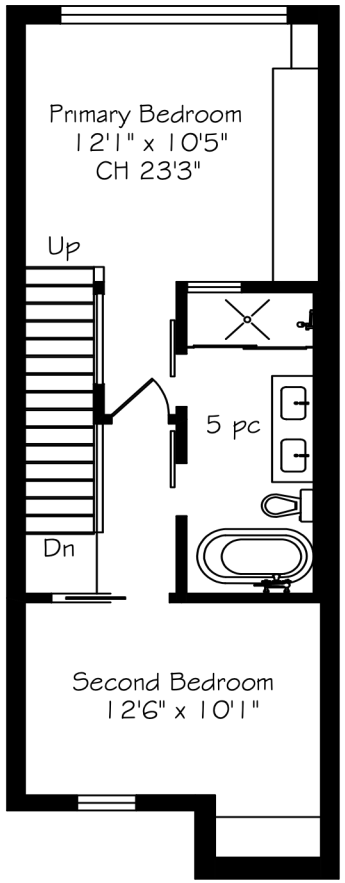


Lower Floor
140 Square Feet

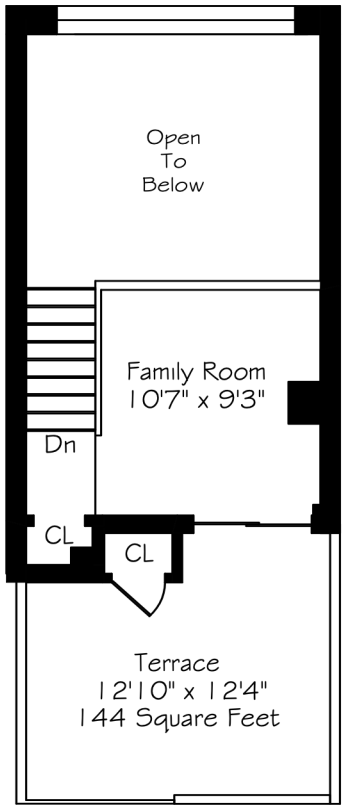
Main Floor
147 Square Feet



Second Floor
520 Square Feet



Third Floor
520 Square Feet



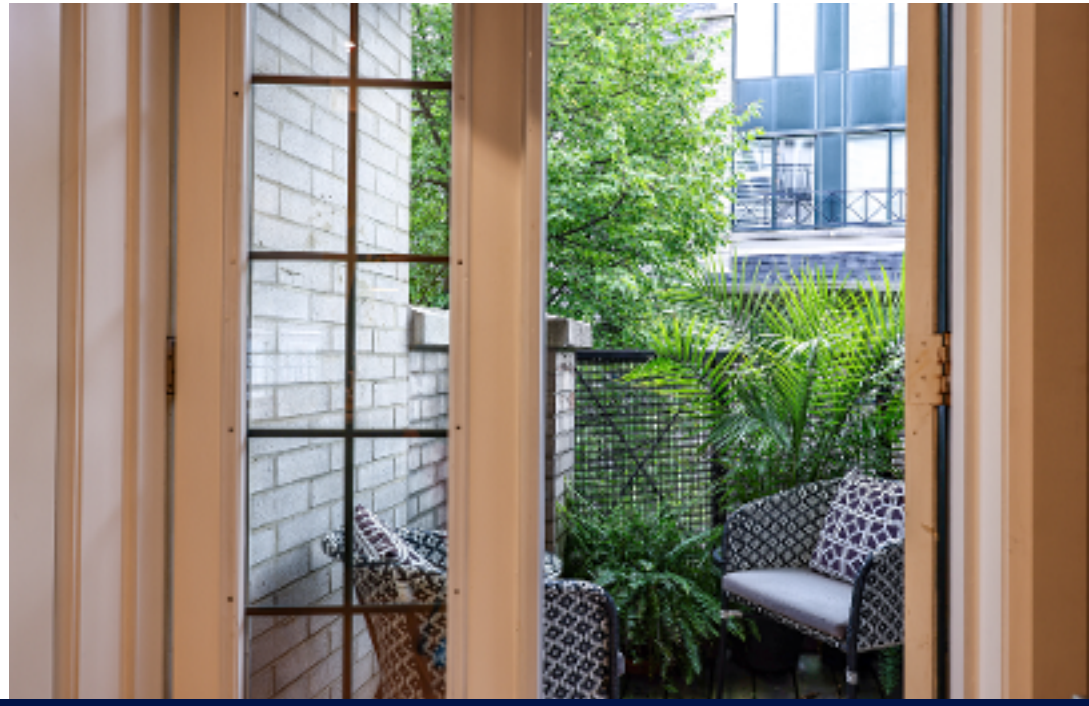
Fourth Floor
204 Square Feet

THE GATED COURTYARDS OF ROSEDALE

2 BEDROOMS | 5-PC BATH | UPPER LOFT WITH TERRACE | PARKING

Tucked within the coveted Courtyards of Rosedale - Location Location Location! Park your car and walk or hop onto the T.T.C., to everything from this exclusive Rosedale/Yorkville location, offering an exceptional 95 walk score!Set back in a picturesque gated New York style enclave this designer inspired home boasts open space, skylights, natural light, tree top terrace, turn key lifestyle. Convenience is top: easy access to the boutiques, cafes, and fine dining, as well as nearby T.T.C. stations, parks, ravine trails, and the Ramsden Park Community Centre, with convenient connections to the D.V.P, Brick Works, and city bike paths, this home delivers a rare blend of tranquility sophistication, and urban connectivity. Premium underground parking with private entry door directly into your suite. This is truly a rare find in the heart of the city.





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