135 ROXBOROUGH STREET EAST ROSEDALE

Property Details

Taxes:	$15,300.18 (2026)
Lot Size:	27.75 x 145 feet (as per 1996 Surveyor's Real Property Report)
Square Footage:	4,274 square feet across all levels
Closing Date:	60 days / TBD
Parking:	Long private driveway

Inclusions: All electric light fixtures (except as noted under exclusions); window coverings + blinds; broadloom where laid; Amana fridge with bottom freezer, Bosch stainless-steel dishwasher, GE five-burner stainless-steel gas stove, extraction fan; Eureka central vacuum; Samsung washer, Kenmore dryer; chest freezer, workbench and cedar wardrobe in lower level; Distinction high-efficiency furnace; Rain Bird lawn / garden irrigation system, shed, four cement planters (two in back yard, two in driveway), garden ornament - statue of little girl bird feeder rods/stands. All chattels shall be in "as is" condition upon closing.

Exclusions: Light fixtures (at the sole discretion of the Seller); any and all artwork; all household and outdoor furniture; all hanging mirrors outside of bathrooms; mirror and glass shelf in powder room; wall-mounted shelves in dining room; microwave; stair chair lift (carpet in "as is" condition once removed); dining room wall sconces; hardwired video doorbell; ceramic ornaments on the wall in the covered patio outside; ladder behind shed.

Rentals: Rheem Guardian hot water tank.

Front Exterior

- Located in the South Rosedale Heritage Preservation District
- Original architectural character throughout
- Beautiful front porch with tongue-and-groove ceiling
- Landscaped front and back gardens
- Coach-style lantern

Rear Garden

- Fully landscaped
- Fenced-in yard
- Stone patio
- Back covered verandah with lighting
- Garden pathways
- Shed

MAIN FLOOR

Vestibule
- Marble tile flooring
- Vintage wall sconce

Main Hallway
- Hardwood flooring
- Leaded glass window
- Crown moulding
- Recessed lighting

Living Room
- Paneled pocket entry door
- Hardwood flooring
- Wood-burning fireplace with marble surround and traditional fluted wooden mantel
- Bay window with shutters
- Crown moulding
- Recessed lighting

Formal Dining Room
- Paneled pocket entry door
- Hardwood flooring
- Wood-burning fireplace with marble surround and traditional fluted wooden mantel
- Alcove suitable for a piano or buffet
- Two windows
- Ceiling medallion
- Antique brass chandelier
- Crown moulding
- Recessed lighting

Eat-in Kitchen
- Double glass interior entry doors
- Hardwood flooring
- Shaker-style cabinetry
- Window overlooking the side garden
- Bay window overlooking back garden
- Amana fridge with bottom freezer
- Bosch stainless-steel dishwasher
- GE five-burner stainless-steel gas stove
- Extraction fan
- Walk-in pantry with shelving
- Crown moulding
- Subway tile backsplash
- Under-cabinet lighting
- Recessed lighting
- Staircase to lower level
- Direct access to back garden
- Walk-out to covered verandah, stone dining patio and garden

Powder Room
- Hardwood flooring
- Pedestal sink
- Designer wallpaper
- Ceiling-mounted crystal light fixture
- Access to additional storage under stairs

SECOND FLOOR

Landing / Hallway
- Excellent office area or reading nook
- Hardwood flooring
- Window
- Recessed lighting
- Large linen closet with automated lighting

Family Room
- Quarter-sawn Oak hardwood flooring in walnut stain
- Crown moulding
- Two built-in shelving units with cupboards
- Hidden set of shelves
- Fireplace with marble surround and traditional wooden mantel
- Closet with shelving
- Bay window with blinds
- Glass garden door with walk-out to front balcony
- Recessed lighting

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

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Primary Bedroom With Sitting Area
- New broadloom
- Walk-in closet with organizers
- Alcove desk area with built-in cabinetry, shelving and cupboards
- Separate sitting area
- Bay window with blinds
- Additional window with blinds
- Crown moulding
- Tray ceiling
- Recessed lighting

Primary Four-Piece Ensuite Bathroom
- Pink-and-white checkerboard flooring
- Double vanity with marble countertop and undermounted sink
- Combined tub/shower (with ceramic tile surround, adjustable shower wand and thermostatic controls)
- American Standard toilet
- Large framed beveled mirror
- Two windows with blinds
- Crown moulding
- Two wall sconces
- Recessed lighting

THIRD FLOOR

Staircase / Landing
- New broadloom
- Skylight

Second Bedroom
- New broadloom
- Large semi-walk-in closet
- Closet
- Windows
- Views overlooking front garden
- Overhead lighting
- Dormer skylight

Third Bedroom
- New broadloom
- Double closet with organizers
- Window
- Knee-wall storage
- Skylight

Fourth Bedroom
- New broadloom
- Closet
- Window
- Overhead lighting
- Skylight

Three-Piece Bathroom
- Ceramic tile flooring
- Vanity with surface-mounted sink
- Walk-in shower
- Kohler toilet
- Storage cupboard
- Mirrored medicine cabinet
- Window
- Wall sconce lighting

LOWER LEVEL

Recreation / Utility Area
- Unfinished basement with multiple windows
- Eureka central vacuum
- Distinction high-efficiency furnace
- Rheem Guardian hot water tank (rented)
- Samsung washer
- Kenmore dryer
- Laundry sink
- Additional storage/work areas
- Rain Bird irrigation system serving outdoor lawns

Storage / Workshop
- Dedicated storage area
- Workbench included
- Attached shelving
- Additional basement storage

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FLOOR PLAN | 135 ROXBOROUGH STREET EAST

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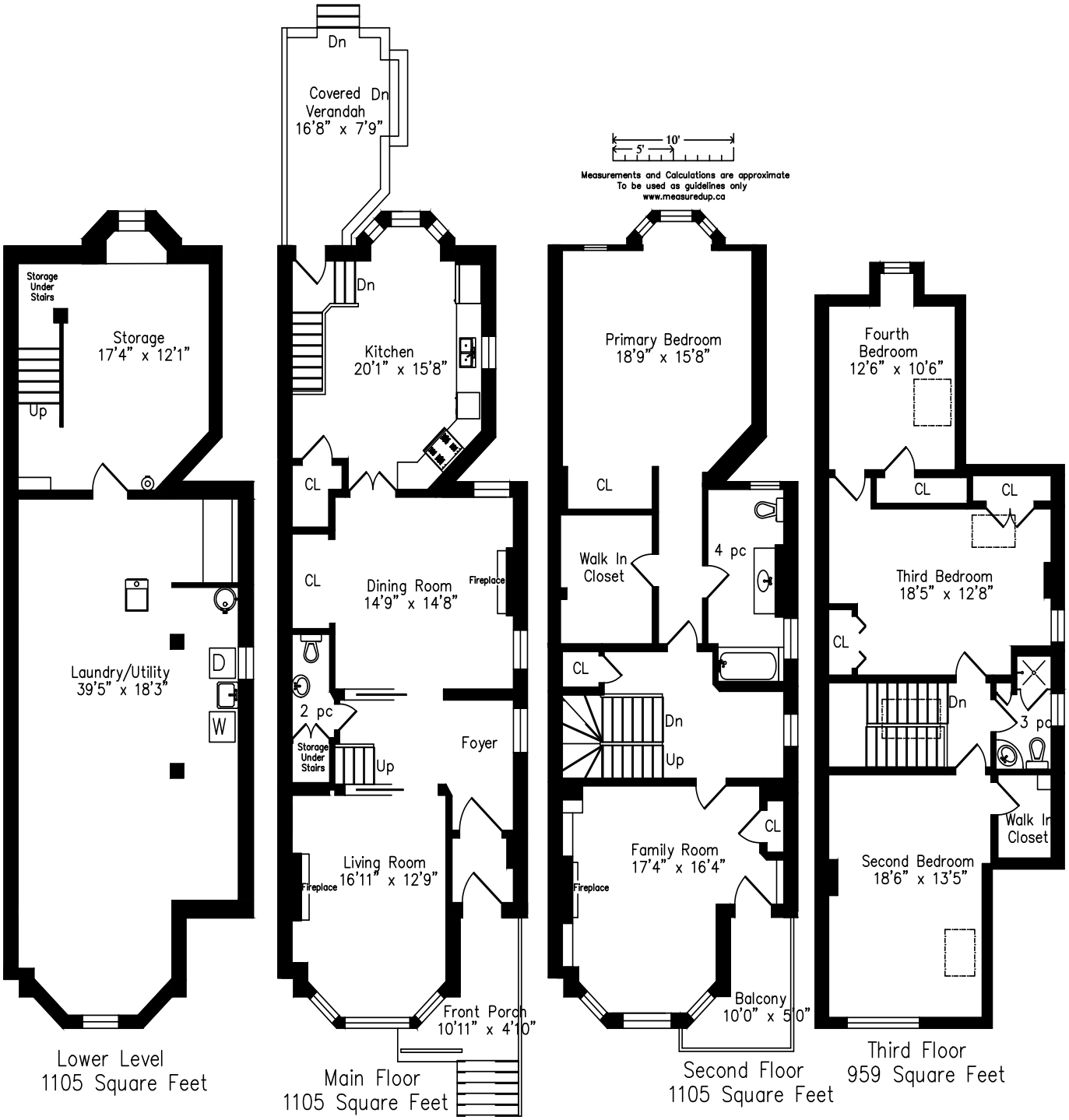

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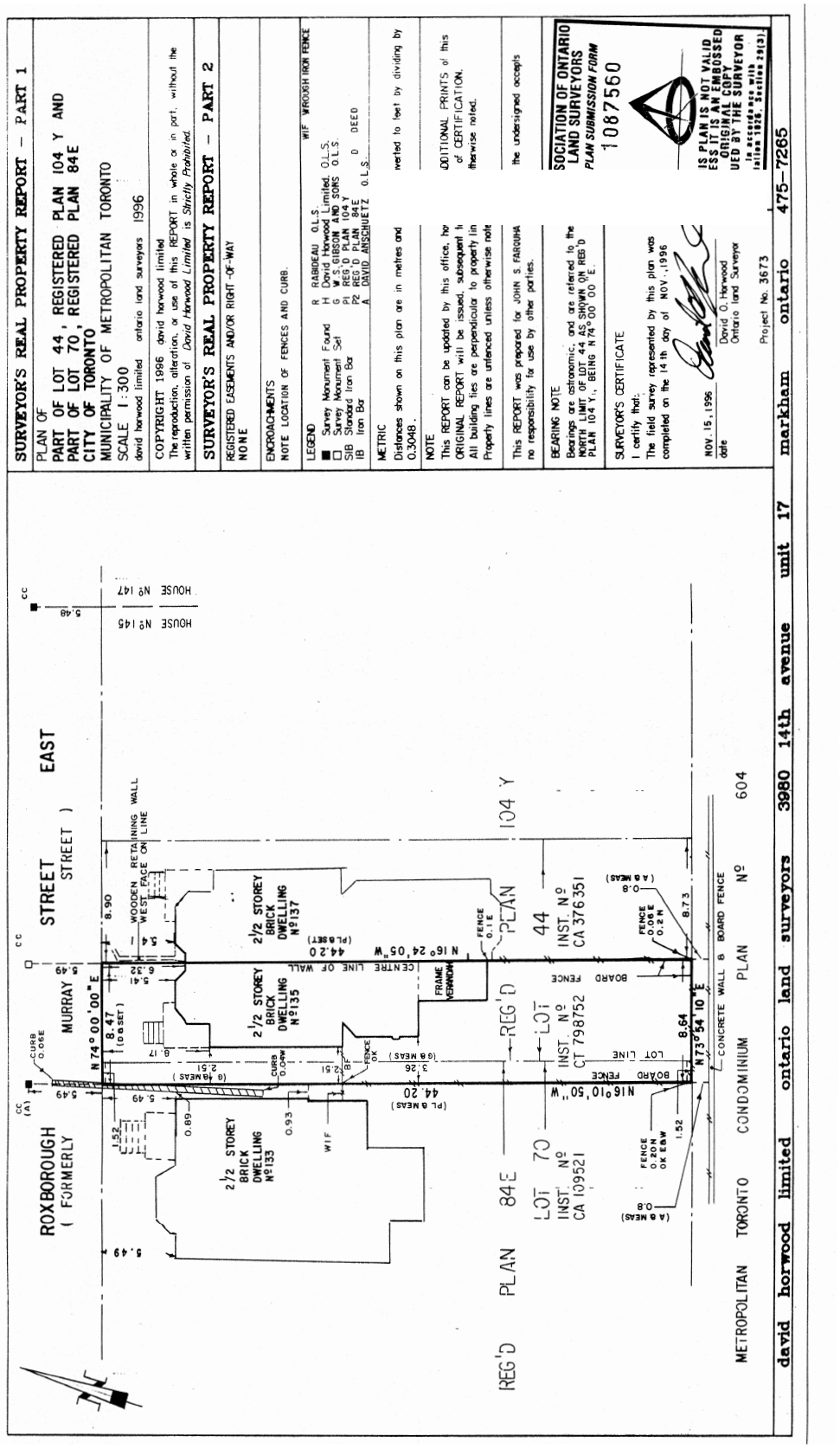

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MAP | 135 ROXBOROUGH STREET EAST

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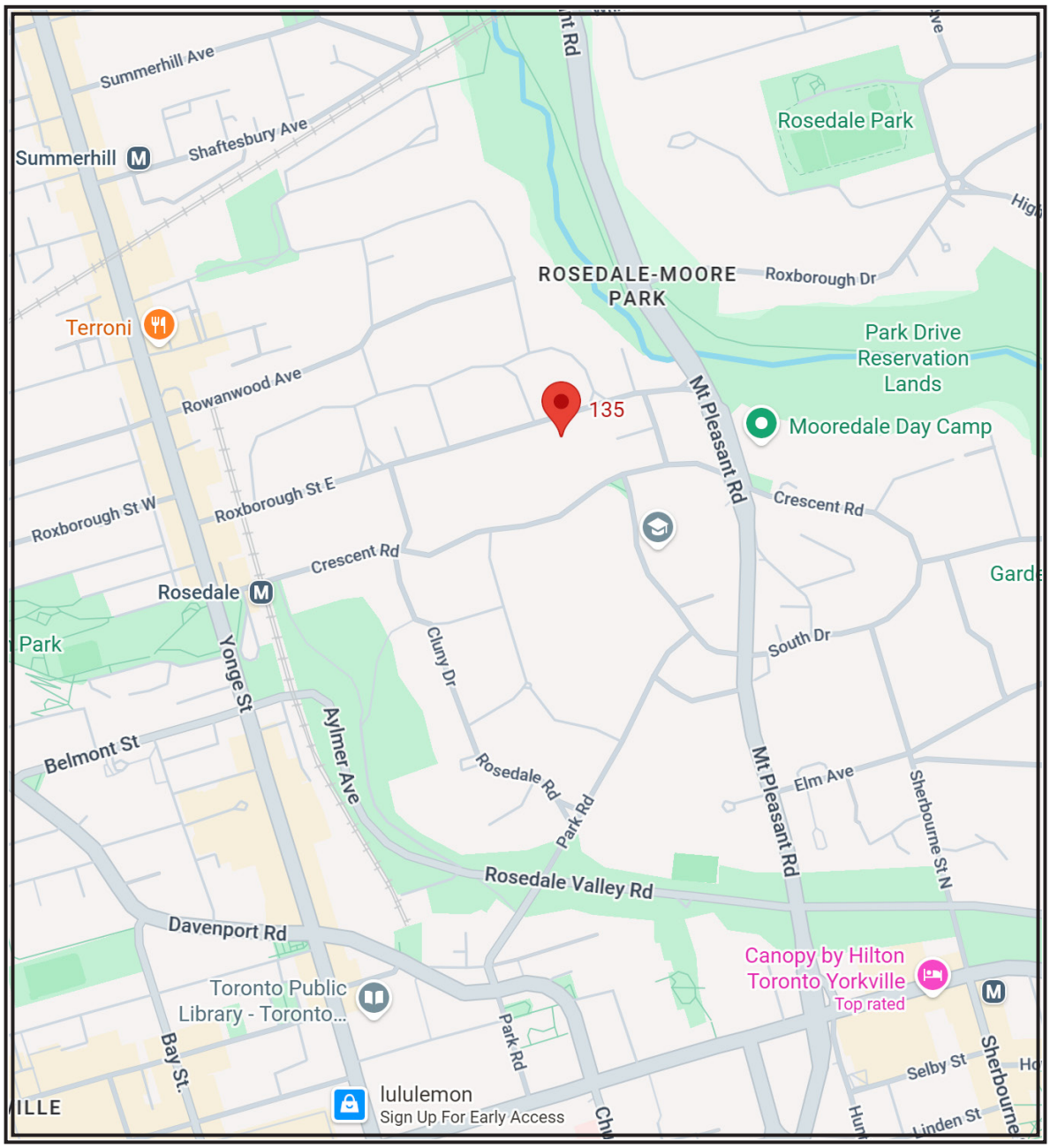

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