

94 Crescent Road Townhouse 5

Particulars:

Bedrooms: Two.

Bathrooms: Three.

Square Footage: 2,455 sqft above grade.

Parking: One underground parking space with e-charger installed. Direct access from lower level.

Maintenance Fees: \$2,023.57 / month.

Maintenance fees include water, central air conditioning, common elements, building insurance, parking.

Property Taxes: \$12,192.82 / 2023 (To Be Confirmed)

Possession: To be arranged.

Inclusions:

All appliances including LG four burner gas stove, integrated Liebherr fridge, Miele dishwasher, Whirlpool washer and dryer. Gas fireplace, built-in speakers in family room, all bathroom mirrors (except where excluded), broadloom where laid, all electric light fixtures, all window coverings, all window seat cushions, forced air gas furnace, central air conditioning, central vacuum and related available equipment, hot water tank.

Exclusions:

Wall mounted televisions and sound bars in family room and living room. Wall-mounted television in second bedroom. Chandelier in powder room. Ring doorbell. Large black mirror in primary bathroom.

Subject to change. Please reference Schedule B.

Features:

Superb two-storey red brick townhouse in South Rosedale.

Set back from Crescent Road with gorgeous perennial gardens, the building has a commanding facade with important historical merit.

A large foyer entry is outfitted with a double closet and tile flooring.

The kitchen is outfitted with integrated and stainless steel appliances, marble countertops and a small coffee bar setting to enjoy views in the morning.

The family room is centered upon a double-sided fireplace and enlarged by a bay window with a custom window seat.

Opposite the gas fireplace, a large living and dining room is expansive, wrapped in windows from both the north and the east.

Large-scale furnishings are comfortably set in these two rooms due to the generous scale.

A main floor powder room services the main floor.

The primary bedroom is certainly 'king-sized' and has been lined with new wool broadloom and a fully customized walk-in closet.

In addition, there are also two double closets, and another large bay window with seating.

The primary ensuite is absolutely gorgeous with a double vanity, walk-in shower and high end fittings.

A large secondary bedroom offers two double closets and two east-facing windows.

The second bedroom has access to the fully renovated four-piece bathroom which contains a hidden laundry room with full-sized units behind a barn door feature.

The lower level is equipped with a large utility room, two storage closets, and direct access to both the locker and the underground parking.

The unit owners have installed an e-charger to the parking space.

Set in the epicentre of South Rosedale and within walking distance to Yonge Street, this is a majestic setting of superb townhouse residences.

Schools:

PUBLIC SCHOOLS

Rosedale Junior Public School

Grades JK to 6

Deer Park Junior and Senior Public School

Grades JK to 8

Jarvis Collegiate Institute

Grades 9 to 12

CATHOLIC SCHOOLS

Our Lady of Perpetual Help Catholic School

Grades JK to 8

St. Joseph's College School

Grades 9 to 12

PRIVATE SCHOOLS

Branksome Hall

Grades JK to 12

The York School

Grades JK to 12

Guidepost Montessori

Grades JK to 12

Neighbourhood:

RECREATION

Walk to Yorkville

9 minute walk

Mooredale Swimming Pool Club

4 minute walk

Rosedale Park

16 minute walk

TRANSPORTATION

Crescent and South Drive Bus Stop

1 minute walk

Rosedale Subway Station

7 minute walk

Don Valley Parkway

15 minute drive

SAFETY

Toronto Police Headquarters

9 minute drive

Toronto General Hospital

10 minute drive

Toronto Fire Station 312

6 minute drive

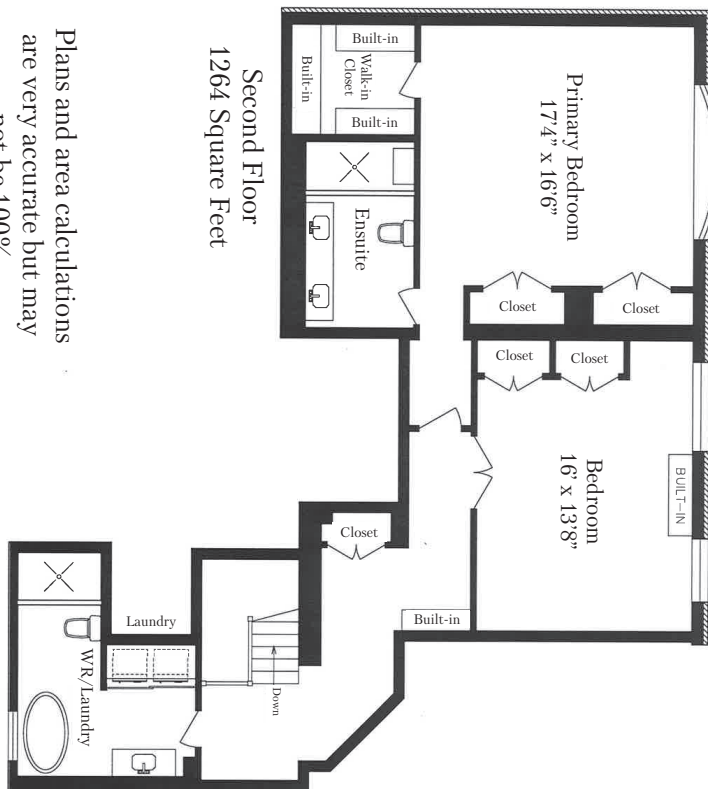
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Main Floor
1191 Square Feet

Lower Floor
212 Square Feet



Second Floor
1264 Square Feet

Plans and area calculations
are very accurate but may
not be 100%