

125 Chaplin Crescent

Particulars:

Bedrooms: 3+2.

Bathrooms: 4.

Lot Size: 33.33 by 127.25 feet. Survey available.

Parking: Private driveway with four parking spots. Garage currently used for storage.

Property Taxes: \$10,460.50 / 2023.

Possession: 60 days/TBD.



Inclusions:

All existing appliances including KitchenAid fridge/freezer, KitchenAid gas stove, Bosch dishwasher, KitchenAid microwave with built-in exhaust fan, LG washer and dryer on second floor. All lower level appliances including KitchenAid fridge/freezer, KitchenAid dishwasher, Whirlpool stove, Panasonic microwave, Panasonic exhaust fan, Inglis washer and Kenmore dryer. All existing interior and exterior light fixtures, all window coverings, all built-in shelving and cabinetry, all bathroom mirrors, all closet organizers, gas boiler and equipment, Rogers alarm system and all related sensors and equipment, all ductless air conditioning units, basement fireplace, decorative shelf in basement recreation room, family room, bedroom and basement wall mount for TV (TV excluded), custom area rugs on second floor landing and primary bedroom, custom runner on stairs, wall art in dining room, kitchen bay window custom cushions, hot water tank.

Exclusions:

All hanging artwork, all decorative mirrors. Televisions in family room, primary bedroom and basement, exterior barbeque.

Subject to change. Please reference Schedule B.

Features:

Renovated family home in Chaplin Estates.

Extra-wide floor plan with huge principal rooms lined with new hardwood flooring.

Renovated eat-in kitchen with stainless steel appliances and Caesarstone countertops.

Customized cabinetry in kitchen provides an abundance of storage, including pantry cupboards.

Breakfast bar seating for morning gatherings or casual dinners.

Built-in window bench overlooks the south-facing garden.

Main floor powder room.

Three large bedrooms on the second floor and two renovated bathrooms.

Primary bedroom impresses with a huge walk-in closet with customized interiors as well as a gorgeous fully custom four-piece ensuite, which is outfitted with a steam shower with light therapy.

Heated flooring in the primary bathroom as well as lots of storage, a custom double vanity and a glass-encased shower.

Second four-piece bathroom with heated floors services the other two bedrooms separately.

Double linen closet adds welcome extra storage to the second floor.

Stacked full-size washer and dryer on landing for added convenience.

Astounding lower level can be used as two home offices, or potentially an in-law suite with two bedrooms, a renovated bathroom with heated floors, kitchen and a full living room.

Potential for income generation to help subsidize your mortgage payments.

Private and quiet rear garden with two-tiered deck, gas line for barbeque, landscaped green space and room for a basketball net on the private driveway.

The garage is currently used as storage but can be converted back if needed.

Garden is fully gated for pets.

A large weeping willow lies on the opposite side of the garden fence, creating a lush canopy of swaying greenery to enjoy in the summertime.

An opening in the gate on the south side of the lot connects to a bike ramp that connects residents to the Kay Gardner Beltline.

Walking, biking or jogging trails branch to the east and west, allowing residents the easiest access to a tree-lined recreational path every day.

Set within the Oriole Park Public School district, and walking distance to amenities on both Eglinton and Yonge, the residents in Chaplin Estates are family-focused and have great pride of ownership.

Upgrades:

MAIN FLOOR

- New tile in foyer.
- Professionally painted.
- Engineered hardwood flooring installed with sound insulation padding on main floor.
- All light fixtures replaced.
- Wall removed between living and dining room.
- Entry expanded between living room and kitchen.
- New drapes in living/dining room.
- Re-faced fireplace with new mantle and slate tile.
- New double sliding patio door in dining room.
- Updated powder room and added radiant heating.
- Radiant heat source added to kitchen.
- Added breakfast bar with stool seating in kitchen.
- New Caesarstone counters and backsplash in kitchen.
- New cabinetry installed in nook opposite the breakfast bar.
- All new cabinet doors in kitchen.
- New appliances in kitchen.
- New touchless Brizo faucet.
- Added waterline for refrigerator.
- New back door.

SECOND FLOOR

- New ensuite bathroom including new steam shower with light therapy, custom double vanity, custom storage, heated floors, Hans Grohe fixtures, and spray foam insulation.
- Upgraded family bathroom by expanding walls to increase size, upgrading the vanity, adding heated floors, new bathtub and shower tile, Grohe and Riobel fixtures, and spray foam insulation.
- Added walk-in closet with custom shelving to primary bedroom.
- Custom rug in primary bedroom and second floor landing.
- New hardwood floors in all three bedrooms.
- Spray foam insulation to walls of primary bedroom.
- Custom shelving in third bedroom.
- Added double linen closet with custom interiors.

- New second floor laundry.
- Wired CO2 detector on third floor.

LOWER LEVEL

- New bathroom in basement with new shower, floor tile, fixtures, and heated flooring.
- Removed wall / doorway to kitchen to create open concept design.
- New Caesarstone kitchen countertops in lower level kitchen.
- Upgraded all appliances in lower level kitchen.
- All cabinetry professionally painted.
- Wallpapered offices/bedrooms in lower level.
- Added radiant heat to both offices/bedrooms to supplement electrical heating.
- New laundry sink.
- New 200amp electrical wiring with new panel.
- Upgraded radiant system (new dedicated lines to kitchen, primary bedroom and ensuite, and family bathroom).
- Upgraded alarm system.
- Wired fire detectors on third floor and lower level.

EXTERIOR

- New flagstone walkway in front yard.
- New stone flower beds in front garden.
- Parging done around home.
- Sanded and re-painted exterior trim.
- New patio stonework in backyard.
- Four new stone flower beds in backyard.
- New retaining wall in front of the fence.
- New double gate for car access.
- New garage door and roof.
- Automatic lighting system installed in garage.
- Painted garage.
- New electric awning.
- Replaced deck and ramp that access the Beltline.
- Re-enforced and upgraded deck stairs.
- New deck railing with solar lights.
- Sanded and re-stained deck.
- Upgraded shed exterior.
- Added privacy lattices to backyard fences.

Schools:

PUBLIC SCHOOLS

Oriole Park Junior Public School

Grades JK to 5

Hodgson Middle School

Grades 6 to 8

North Toronto Collegiate Institute

Grades 9 to 12

Davisville Junior Public School

Early French Immersion

CATHOLIC SCHOOLS

St. Monica Catholic School

Grades JK to 8

Marshall McLuhan Catholic Secondary School

Grades 9 to 12

PRIVATE SCHOOLS

Upper Canada College

Grades SK to 12 (all-boys)

The Bishop Strachan School

Grades JK to 12 (all-girls)

Greenwood College School

Grades 7 to 12

Toronto Prep School

Grades 7 to 12

Neighbourhood:

RECREATION

Kay Gardner Beltline Trail

1 minute walk

Forest Hill Road Park

4 minute walk

Oriole Park

6 minute walk

Dunvegan Parkette

8 minute walk

TRANSPORTATION

Davisville Subway Station

9 minute walk

Avenue Road & Chaplin Cres Bus Stop

2 minute walk

Highway 401 via Allen Road

9 minute walk

SAFETY

Sunnybrook Hospital

14 minute drive

Toronto Police Service

4 minute drive

Toronto Fire Station 134

6 minute drive

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