



2 Roxborough St. East #401
Prime Rosedale Location!



Check out the YouTube video at www.LovelyTorontoCondos.com

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The Julie Kinnear Team
 Top 1% in Canada - by referral only™

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Guiding you home



Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this featuresheet. All measurements are approximate. The statement contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility. Not intended to solicit parties under any agency contract.

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Boutique Rosedale Residence!

An **executive 36 suite low-rise condominium** blends well with its neighbours in the exclusive Rosedale neighbourhood surrounded by stately mansions! **Steps to Rosedale subway station, Ramsden Park and fabulous shops of Yonge & Summerhill!**

Elegant and spacious with a beautifully renovated newer open designer kitchen. Popular split-wing 2 bedroom layout with separate good size den and 2 full baths. 1400+ square feet of spectacular living and entertaining space!

Step out to the balcony and enjoy the beautiful treed & Rosedale views. Preferred, quieter east facing vistas gives you morning light and keeps things cool in the warm summer months.

Bonus - ownership of 2 underground parking spots conveniently located right near the door. Owned storage locker.

Well run building with great property managers & friendly concierge staff! **Convenient guest suite to rent for visitors if desired.** Ideal home for professionals, families looking to get in to sought after school district or "empty nesters" coming from a large home needing extra space.

This highly prized location offers so many fabulous **restaurants, cafes and shops, along with the flagship LCBO** along Yonge Street.

Enjoy care free condo living in a neighbourhood atmosphere. **Absolute move-in condition – just unpack and enjoy!**

Suite Features

- Gracious foyer has a **large double coat closet** with built-ins.
- **Expansive open concept living/dining room** fits all sizes of furnishings. Hardwood floors throughout and **double French doors walk-out to the terrace.** An ideal spot to unwind and enjoy an evening glass of wine.
- Enjoy cooking in the newer open chef's **kitchen with breakfast bar. Granite counters, high end stainless steel appliances with a gas range,** ample cupboard and counter space, **stone backsplash and oversized walk-in pantry/laundry** is perfect for all your additional storage needs.
- **Large master bedroom includes a walk-in closet,** large window, broadloom and a **4 piece ensuite bath** with double sinks, stone floors and separate water closet.
- Split plan layout of the **2nd bedroom** allows for quiet enjoyment. **Double closet with built-ins,** quality broadloom and a large window. **4 piece guest bath adjacent to the 2nd bedroom.**
- **Sizable den** transitions well for a home office, family room or 3rd bedroom. Hardwood floors and **double French doors.**

The Building

Enjoy all the luxuries 2 Roxborough has to offer, nestled in the heart of prestigious Rosedale and one of the **finest boutique condominiums** with just 35 intimate suites plus guest suite and only 7 storeys high.

Quiet, **well-managed and well-maintained** building with **helpful 24/7 concierge and security,** party room, exercise room, ground level patio and barbeque area, guest suite with access to a kitchen and common areas and ample visitor parking. Halls and common area designed by Brian Gluckstein are slated to be upgraded in the near future.

Prime Rosedale Location!

This is truly the perfect central location right off of Yonge Street @ Roxborough just south of Summerhill Ave. with every amenity at your front door! Short walk to Bloor & Yorkville, or enjoy the immediate Rosedale/Summerhill neighbourhood.

For over one hundred years Rosedale has held the distinction of being **Toronto's most fashionable address!**

Unique in that it is **surrounded by beautiful ravines and parkland** that make you feel as if you are far away from the city, while in reality **Rosedale is just a few minutes from Toronto's major business, entertainment, and shopping districts.**

Enjoy the plethora of **upscale shops, stores and restaurants** located on Yonge Street. Grab your favourite cup of Joe from Starbucks or meet up with a friend at Café Doria for lunch both conveniently right across the street.

One of the biggest and best LCBO's in Ontario is located at Yonge & Summerhill where you can taste test fine wines and high end scotch in the clock tower tasting room at the base of the tower.

No need to get in the car for all your grocery needs with **Shops of Summerhill** just a block away (formerly known as "The Five Thieves" to local residents). Harvest Wagon offers fresh produce & prepared foods, All the Best Fine Foods, Pisces Gourmet & Olliffe Fine Meats.

So many **excellent restaurants within a 5 minute walk** include: Terroni's, The Quail, Freshii, The Rebel House, Quanto Basta Enoteca, The Rosedale Diner, Petit Thuet to name but a few.

Plenty of parks & local recreation! Rosedale is traversed by a network of ancient ravines, including the Vale of Avoca, Moore Park, Park Drive and Rosedale Valley ravines. The beautiful trails in these ravines are enjoyed by nature and fitness enthusiasts alike.

Ramsden Park & Trail off Yonge Street, features four tennis courts, an artificial ice rink and a wading pool. Budd Sugarman Park, Pricefield playground and Rosedale Park are close by as well.

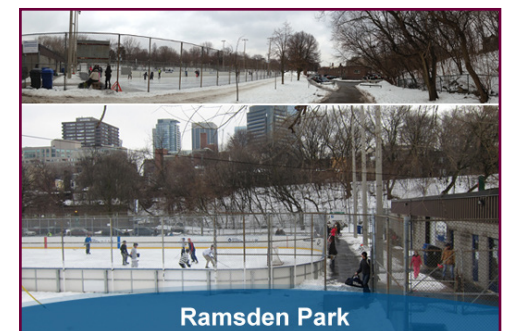
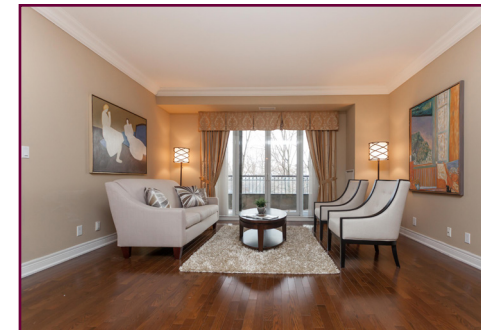
The Toronto Lawn Tennis Club located at 44 Price Street and is well known to residents in the area as a premier tennis club.

Totum Life Science health and wellness centre is right out your front door were you can enjoy an array of services ranging from pilates, personal training, physiotherapy, naturopathy and nutrition.

Superior school district – Rosedale Jr P.S., Deer Park Jr & Sr Public School, Northern S.S., Jarvis Collegiate, Our Lady of Perpetual Help Catholic School, Branksome Hall, The York School, The Linden School and the list goes on..

Transportation is a snap! A 3 minute walk to the Rosedale subway station connecting to the Yonge-University-Spadina lines. Motorists are just minutes away from the Don Valley Parkway and 10 minutes to downtown via Yonge Street.

Thanks For Viewing!



Bedrooms: 2 + Den	Baths: 2 (2 x 4 Piece)	Possession: 45-60 Days/TBA
Parking: Ownership of 2 underground parking spots Level A #15 & 16 (right near door & next to each other)		
Locker: Ownership of 1 locker Level B#48		Square feet: 1400 + balcony
2015 Approximate Annual Expenses: Taxes: \$5729.50 Maintenance: \$1481.68/Month Includes: Water, parking, common elements & building insurance. Pet friendly building with a restriction on size and number of pets.		
Inclusions: Stainless steel: Fridge, Jenn-Air gas range, microwave & built-in Miele quiet dishwasher, full sized Bosch washer & dryer, electric light fixtures, Hunter Douglas blinds & window coverings, broadloom where laid.		

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