

50 CASTLEFRANK ROAD, SOUTH ROSEDALE

*FABULOUS SOUTH ROSEDALE HOME ON THE CORNER OF THE PRIVATE ROAD OF DRUMSNAB PARK. BEAUTIFUL MARRIAGE OF HERITAGE OF CONTEMPORARY

*FINELY CRAFTED INTERIOR

*GORGEOUS RENOVATION/RESTORATION

*2.5 STOREY 5 BEDROOMS

*SUPERB CENTRE HALL WITH SPACIOUS MAIN FLOOR INCLUDING ELEGANT LIVING ROOM, DINING ROOM, LIBRARY & SUNROOM

*SENSATIONAL NEW KITCHEN WITH LARGE BREAKFAST ROOM & ADJOINING FAMILY ROOM

*TERRIFIC MASTER W/SPACIOUS NEW DRESSING ROOM & EXPANDED ENSUITE

*STUNNING GARDENS IN PARK LIKE SETTING

*TWO IDEALIC AND PRIVATE OUTDOOR SPACES FOR ENTERTAINING WITH WONDERFUL ENGLISH GARDENS

*DOUBLE PRIVATE DRIVE WITH ATTACHED GARAGE & MUDROOM

*MINS TO SUBWAY, HIGHWAYS

MINS TO PARK (OFF LEASH), RAVINE SYSTEM & DANFORTH SHOPS & RESAURANTS, WALKABLE TO CABBAGETOWN & YORKVILLE

* DOWN THE STREET FROM ROSEDALE HEIGHTS SCHOOL FOR THE ARTS, WALKABLE TO BRANKSOME HALL & MONTCREST

*PUBLIC SCHOOLS - ROSEDALE JUNIOR & DEER PARK JUNIOR & SENIOR – JARVIS & NORTHERN SECONDARY

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MAIN FLOOR: *Stunning Windows, White Oak Rift Cut Hardwood, Artisan Woodwork & Glasswork*

VESTIBULE

Front door w/leaded glass & leaded side windows

ENTRANCE HALL

Hardwood floor
Craftsman Wainscotting

LIVING ROOM

Large bay window
Converted gas fireplace with traditional wood mantle
Double French bevelled glass doors to foyer
Double French bevelled glass doors to library
Elegant recessed ceiling lighting
Built in wall speakers

SUNROOM

3 walls of windows overlooking south & west facing gardens, and views of Castle Frank and Drumsnab.

LIBRARY

Original artisan copper 1930 electric fireplace
Bevelled French glass door to newly covered verandah & south & west facing gardens
Original wind up door knob from 1930, still functional
Double French bevelled glass doors to living room
Leaded stained glass windows
Elegant recessed ceiling lighting

DINING ROOM

Bay window
Wainscotting
Double French bevelled glass doors to foyer
Built in speakers

SEVERY/BUTLERS PANTRY *Adjacent to dining room & kitchen*

Built in 1930 cabinetry with original glass leaded doors
Newly built in desk area
Honed marble floor (heated)
Elegant recessed ceiling lighting

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GREAT ROOM INCLUDING; *Kitchen, Breakfast Room, Family Room*
Radiant Floor Heating (Honed Marble), Recessed Speakers, Walk out to Marble & Lime Stone Terrace
With 10' Frosted Glass Privacy Wall, Honey Quartz Fountain Wall & Established Garden

KITCHEN *Flooded with natural light*
Gorgeous new cabinetry with a heritage feel
Massive granite working island with seating for five
Marble subway tile backsplash
Walk out to stone terrace
Elegant recessed halogens
Built in speakers

BREAKFAST AREA *Flooded with natural light- vaulted ceiling (height 12'2")*
Wall of windows (8' span with transom) overlooking terrace
Gas fireplace with built in seating and storage
Walk out to terrace
Elegant recessed halogens
Stairs up to family room/stairs down to mudroom & garage

FAMILY ROOM *Glass staircase, vaulted ceiling (height 12')*
12' width of built in bookcases
Leaded glass window
Built in speakers
Large windows
Baseboard heating
Electrical wall unit for air conditioning with remote control

POWDER ROOM
Leaded glass window
William Morris vintage wallpaper
Radiant floor heating
Open to kitchen & second door to foyer

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SECOND FLOOR: *Fabulous Original Staircase, Gorgeous Bank Of Leaded Glass Windows On Landing, White Oak Rift Cut Hardwood, Wainscotting, Crown Mouldings*

MASTER BEDROOM

Leaded glass windows

Jewelry closet

Connected to large new dressing room and renovated ensuite 3 piece bath

DRESSING ROOM

Bedroom transformed into new 8' x 10' dressing room outfitted by "California Closets" with dedicated shoe storage and honey Onyx island

MASTER ENSUITE

Hugely expanded 3 piece ensuite with oversized shower

Honey & black Onyx floors

Honey Onyx subway tile walls

Solid honey Onyx vessel sink

Leaded glass window

Ceiling heat lamp

BEDROOM #2

Cedar closet

Large bedroom

BEDROOM #3

Cedar closet

Leaded glass window

Very large bedroom

THIRD FLOOR: *terrific private space, with large bedrooms*

BEDROOM #4

4 massive closets

BEDROOM #5

Large double closet

FAMILY ROOM

Open area currently family room with wall mounted TV , can be study

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4 PIECE BATHROOM

Tub/shower combination

LOWER FLOOR: *Great Ceiling Height, Terrific Potential, Easily Finished*

POTENTIAL FOR NANNY'S SUITE OR IN LAW APARTMENT

Roughed in speaker

Gas fireplace

Can install kitchen or bar

Roughed-in 3 piece bathroom

Potential for wine cellar

LAUNDRY & UTILITY

Huge laundry and storage area – shelving included

STORAGE ROOM & STORAGE ENTRANCE TO GARAGE

Incredible storage – shelving included

INCLUSIONS:

All kitchen appliances; (2008)

Viking 6 burner gas stove with S/S hood, Viking panelled fridge with bottom freezer drawer, Miele panelled dishwasher, Viking microwave with convection, Viking wall oven

LG washer & dryer (2008)

Crestron music control system (controls music in living-dining-kitchen-family-both outside areas)

All speakers including family room (5) plus sub woofer, all exterior speakers on property

All electric light fixtures except as excluded

All wall sconces

All curtains

All blinds

Sprinkler system on entire property

Alarm system

TV's in kitchen & 3rd floor

Wall electric air conditioning unit and remote in family room

EXCLUSIONS:

TV in family room

Chandelier family room

Sink in 2 piece bathroom on main (will be replaced)

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ADDITIONAL FEATURES:

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| Lot Size: | 70 X 115 Feet |
| Heating/Cooling: | Hot Water Gas (2008) Space pac |
| Parking: | Private Double Driveway (with parking for four & Garage (with parking for one) |
| PRICE: | \$3,295,000 |

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*The information contained in this feature sheet has been obtained from sources deemed reliable and,
while not guaranteed, is believed to be correct.*

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