



38 ST. ANDREWS GARDENS

[YOUR LOCAL REAL ESTATE ADVISOR]

susan **BANDLER**



Take a moment to fall in love with this beautiful Rosedale home that blends a contemporary look with traditional stylings in a sought-after community. 38 St. Andrews Gardens brings in the light with large windows and skylights on all-white walls that frame rich chocolate-maple hardwood floors.

Chefs and cooks adore this Downsview kitchen. It's centered by a Calacatta marble island and surrounded by stainless-steel appliances from Miele, Sub-Zero and Dacor. When it's time to eat and imbibe, diners love the large eating area. And why not? The ceiling is 25 feet overhead and showcases a crystal drop chandelier that's hung with aircraft cable.

This 4000 square foot home features 3+2 bedrooms (or a 4th bedroom if you convert the second-floor office); four bathrooms and a finished above-grade basement.

This gem is beautiful inside and out. The private backyard and side-patio are surrounded by gorgeous peonies, hydrangeas, and blooming shrubs. If you enjoy dining al fresco, you will love this setting!

Oh! Did I mention the three-car garage that opens onto Summerhill Market? Getting the groceries will never be easier!

HIGHLIGHTS

- Downsvie kitchen with Calacatta marble & stainless appliances
- Cathedral ceilings in many rooms
- Oversized principal rooms
- 3 car garage with additional 3 car parking
- Beautifully landscaped - all professionally done
- Finished basement with rec room, kitchen, bedroom & bathroom
- Chocolate maple hardwood floors throughout
- 2 Marble gas fireplaces + 1 wood-burning
- Featured 25 foot white-panelled wall
- Cascading crystal-drop chandelier
- Marble floor and walls in bathrooms

MAIN FLOOR

FOYER

- 2-piece bathroom with basket weave tile
- Basket weave honed marble tile floor entrance with double frosted glass doors opening to formal foyer
- Glass railing with stainless steel handrail
- Pot lights

DINING ROOM

- Wood-burning fireplace with marble surround & wooden mantle
- Crown moulding and baseboard
- Bay window overlooking front gardens
- Pot lights and chandelier
- Pocket doors to living room

LIVING ROOM

- Pocket doors to family room and dining room
- Crown moulding and baseboard
- Pendant light and pot lights
- Sliding glass doors open to side patio

KITCHEN

- Downsvie kitchen
- Calacatta marble countertops and backsplash
- Centre island with seating for 4
- Glass wall with built-in television mounted behind
- Sliding ladder to access upper cupboards on wall of built-in shelving with pull-out drawers and wooden inserts
- Kickboard lighting
- Under-cabinet and in-cabinet lighting; pot lights

CASUAL EATING AREA

- 25' ceiling height with white panelled wall, complemented by a wall of gorgeous black windows
- Cascading crystal chandelier
- Sliding glass doors walk out to back patio

FAMILY ROOM

- Gas fireplace with marble surround and wooden mantle
- Built-in lower cabinets flanking the fireplace
- Floor-to-ceiling glass window overlooking back patio and garden
- Open to eating area
- Pocket doors to living room



SECOND FLOOR

MASTER BEDROOM

- 2 double closets
- Large arched window
- 2 doors opening up to create the loft-feeling
- Cathedral ceilings
- Laundry closet with LG front loading washer and dryer

MASTER ENSUITE

- 6-piece with marble floors and walls
- Deep egg-shaped soaker tub
- Large glass walk-in shower with rain & hand-held shower
- Walk-in closet

SECOND BEDROOM

- Double closet
- Built-in cabinets and pull-out drawers
- Bay window overlooking front garden
- Pot lights

THIRD BEDROOM

- Double closet
- Built-in cabinets and pull-out drawers
- Bay window overlooking front garden
- Pot lights

OFFICE/POTENTIAL BEDROOM (REQUIRES A WALL)

- Double skylight
- Crown moulding and baseboard
- Glass railing with stainless steel banister which overlooks family room
- Easily converted to a fourth bedroom

4-PIECE BATHROOM

- Soaker tub with marble surround and glass shower door
- Marble floor

LOWER LEVEL

REC ROOM

- Large above-grade windows
- Built-in lower cabinets
- Built-in wall unit with storage
- Gas fireplace with tile surround
- Pot lights
- Tile floor

KITCHEN

- Pass-through counter open to rec room
- Granite countertops
- Stainless steel bar sink
- Wine/drink fridge
- Pot lights
- Tile floor

FOURTH BEDROOM

- Built-in bed with storage underneath
- Wall-to-wall storage shelves and drawers
- Double closet with built-in television on 1 door
- Pot lights and pendant light fixture
- Tile floor

4-PIECE BATHROOM

- Tub with glass shower door
- Tile floor





PARTICULARS

Possession	TBA
Taxes	\$18,226.73 (2017)
Lot Size	40' x 120'
Garage	Detached, Triple
Drive	Private, Parking for 3 at rear
Basement	Fully finished
Comfort Systems	Forced Air/Gas Central Air Conditioning
Rooms	9+3
Bedrooms	3+2
Washrooms	4: 1 x 2pc, 2 x 4pc, 1 x 6pc

INCLUSIONS

- All electric light fixtures (except as listed as excluded)
- Central vacuum with attachments
- All curtains, blinds, sunshades and California shutters
- Wolf 6-burner gas stove/oven
- Best by Broan hoodfan
- Sub-zero refrigerator/freezer (2 pull-out freezer drawers)
- Sub-zero wine fridge
- Miele dishwasher
- Dacor built-in stainless steel microwave
- LG front loading washer (x2)
- LG front loading dryer (x2)
- Silhouette stand-up beverage fridge
- Miele stainless steel dishwasher
- Panasonic stainless steel microwave
- All built-in storage units, cabinets and shelving
- Alarm System (monitoring extra)
- Hot water tank (rental)

EXCLUSIONS

- Wall sconces in Family Room
- Wall sconces in Living Room
- Wall sconces in Foyer

Please note:

Instant hot water under kitchen sink does not work. Buyer/Buyer's agent to do their due diligence on wood-burning fireplace.





YOUR NEW NEIGHBOURHOOD - ROSEDALE -

Named as a tribute to the abundant roses that graced the hillsides of the Jarvis estate, Rosedale is one of the oldest suburbs in Toronto. This is the neighbourhood for you, if you appreciate historic character, class, quiet and opulent living in the city.

Rosedale is 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 you are just a few minutes from Toronto's major business, entertainment, and shopping districts. There are many upscale shops, trendy places to have a casual drink, casual and fine dining restaurants and popular coffee shops.

Whether you want to sit at a park bench with a good book or use one of the special facilities offered, you'll be happy to know that your neighbourhood is close to many wonderful recreational opportunities. Ravines such as Vale of Avoca, Moore Park, Park Drive and Rosedale Valley offer beautiful trails to hike for those looking for some scenery that is easy on the eyes. Neighbours also frequent Schofield Avenue to play a match of tennis on one of 8 tennis courts, or enjoy the sportsfields, artificial rink or wading pool.

This neighbourhood is located in a convenient area of Toronto - with the Yonge subway line running right through the neighbourhood. Only a few short minutes by car to the DVP to make your drive easier.



SCHOOLS With excellent assigned and local public schools near 38 St Andrews Gardens, your kids will get a great education in the neighbourhood. There are also 2 Catholic schools and a private school within 2.66 km of this home.

Whitney Junior Public School
Grades PK to 6 (Assigned)
119 Rosedale Heights Dr. (0.29 km)

Deer Park Junior and Senior School
Grades PK to 8 (Assigned)
23 Ferndale Ave. (1.34 km)

Jarvis Collegiate Institute
Grades 9 to 12 (Assigned)
495 Jarvis St. (2.22 km)

Rosedale Heights School of the Arts
Grades 9 to 12
711 Bloor St. E. (1.5 km)



PARKS & RECREATION

This home is located in park heaven, with 15 parks a long list of recreation facilities within a 20 minute walk from this address.

Chorley Park 4 min
245 Douglas Dr. (0.3 km)

Rosedale Park 4 min
20 Scholfield Ave. (0.31 km)

Roxborough Parkette / Park Drive Reservation Lands 8 min
30 Roxborough Dr. (0.61 km)

FACILITIES WITHIN A 20 MINUTE WALK

2 Dog Parks
3 Wading Pools

15 Tennis Courts
1 Splash Pad

1 Rink
9 Trails

8 Playgrounds
3 Sports Fields

2 Basketball Courts
4 Ball Diamonds
1 Track
1 Picnic Facilities

TRANSIT

Public transit is at your doorstep for easy travel around the city. The nearest street transit stop is only a 2 minute walk away and the nearest rail transit stop is an 18 minute walk away.

Nearest Street Level Transit Stop 2 min
Summerhill Ave at Jean St.

Nearest Rail Transit Stop 18 min
Summerhill Station

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 3.16 km.

Fire Station
20 Balmoral Ave. (1.49 km)

Police Station
40 College St. (2.84 km)

University Health Network- Toronto General Hospital
200 Elizabeth St. 3.16 km

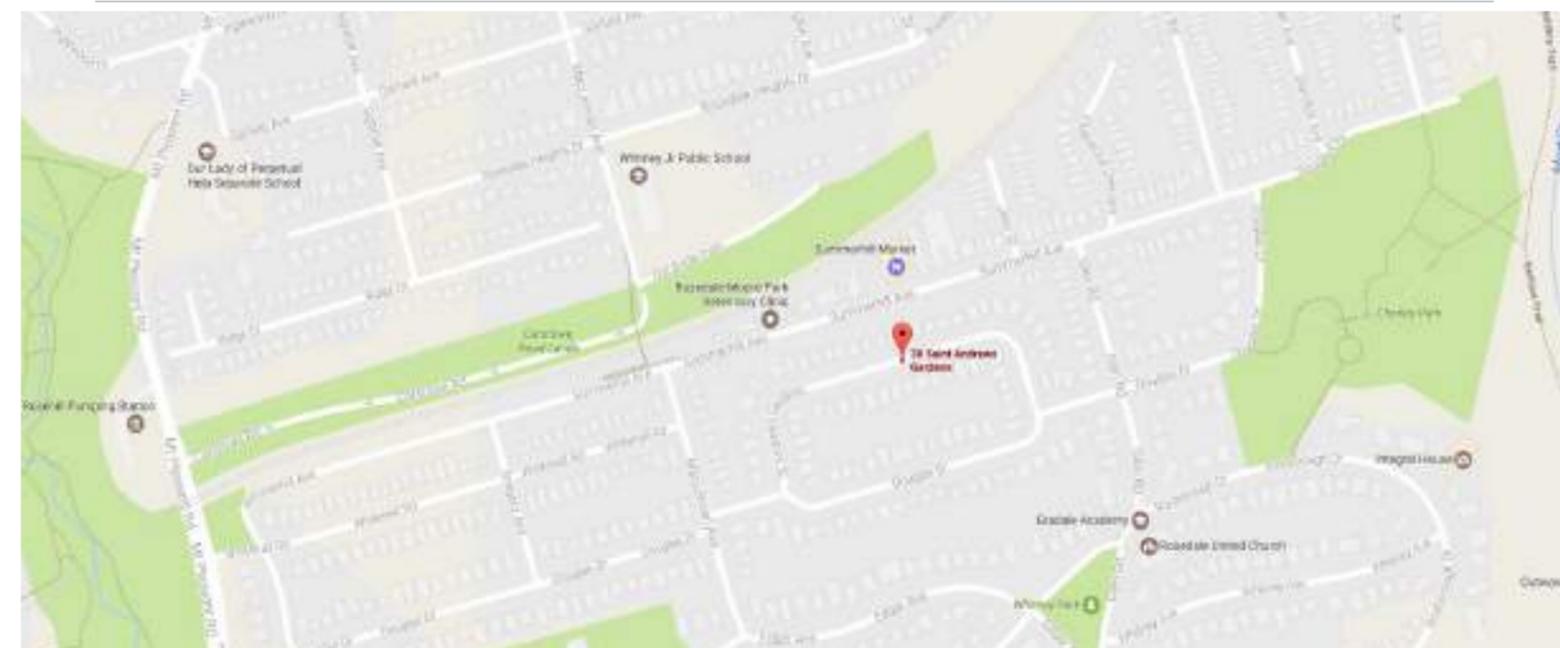
CONVENIENCE

This home is located near everyday amenities to make your daily errands easier.

Grocery (0.1 km) **Gym** (1.3 km)

Coffee (1.3 km) **Gas** (1.3 km)

Pharmacy (0.1 km) **Cleaner** (0.1 km)



Information and statements contained above are from HOODOQ.com, and deemed to be reliable and assumed to be correct, but no warranty or representations are made as to the accuracy thereof and same is subject to errors or omissions. This feature sheet is not intended to solicit Sellers or Buyers currently under contract with another brokerage.



Susan Bandler

Sales Representative,
Chairman's Award 2006-2014, 2016
Vice-Chairman's Award 2015

You can reach me directly at:
416.566.7730 *or*
susanbandler@chestnutpark.com



CHRISTIE'S
INTERNATIONAL REAL ESTATE

Chestnut Park Real Estate Limited, Brokerage
1300 Yonge St. Ground Flr, Toronto, ON M4T 1X3
O: 416.925.9191 F: 416.925.3935
www.chestnutpark.com