



**JILL LUBINSKI**

Sales Representative, MCNE

WELCOMES YOU TO



**72 ROXBOROUGH STREET WEST**

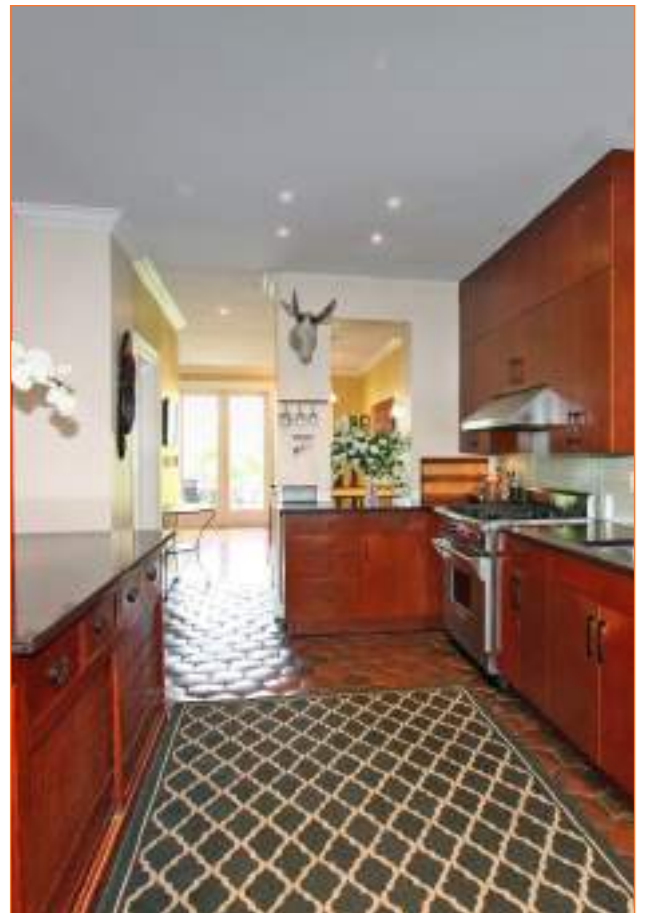




## ABOUT THE HOUSE

Do not miss your opportunity to fall in love with one of Summerhill's most beautiful family homes on, arguably, one of THE most prestigious streets, naturally lined with spectacular mature trees and where every resident expresses remarkable pride of ownership by showcasing exquisite front perennial gardens from curb to front door.

72 ROXBOROUGH STREET WEST is no exception! Step inside and prepare to be wowed by the professionally designed open plan chef's kitchen and the spacious sun-drenched family room leading you to your "picture perfect" zen garden. Amidst the modern updating throughout, (special nod to the Master Bedroom and its fabulous ensuite bath), charm exudes from every corner of this turn of the century 5 bedroom, 5 bathroom home. One cannot deny the value or the beauty of this location in the HEART of the city where every imaginable amenity, restaurant and shop exists just to serve you and your family. Welcome Home!



## THINGS TO LOVE IN MY SELLER'S WORDS



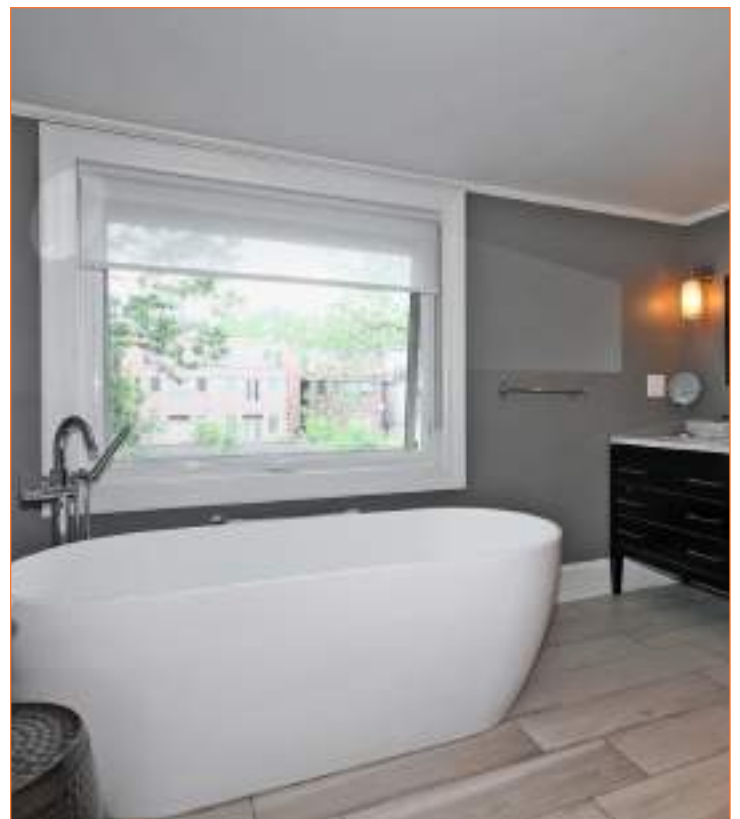
- We live in the heart of the city and every amenity is within reach! We walk to the shops, fine restaurants, grocery shopping, Rosedale subway and Ramsden Park, where our dogs, kids & adults all play to their hearts' content! There's easy access to DVP when commuting north.
- Our quiet and private fenced-in garden oasis is for our enjoyment of summer evenings and al fresco dining and is safe for children and dogs.
- We raised 3 daughters and a dog in this house. This really flexible layout is perfect for everyone to "do their thing" AND there's still lots of "communal/hang out" space to be together when we choose.
- After a busy day we LOVE the private retreat of the master bedroom, our fabulous ensuite bath boasting heated floors and overlooking the garden below, the walk-in closet for me and the double closet for my husband.
- Top schools both public (Jesse Ketchum and Jarvis Collegiate), Brown School for French Immersion or Daycare are close, or choose from your favourite private schools UCC, BSS, Havergal, Branksome, The York School or De Lasalle, just to name a few.
- Easy walk to the ROM, the Ravines, Yorkville and to 2 of the best libraries in Canada.
- We have THE best neighbourhood AND neighbours in the city!





## ABOUT THE NEIGHBOURHOOD

Waking up on Roxborough Street, you would never know you are situated in one of the most vibrant pockets in the city. Despite the peace and quiet you experience, Yonge/Summerhill is brimming with amenities. TTC & Rosedale subway are steps away. Upscale grocery stores, (5 Thieves,) the iconic LCBO at the old Train Station in Scrivener Square, some of Toronto's finest restos, fashion and home design boutiques, florists, unique gift shops and parks/ green spaces are all within a few minutes walk. Stroll the Yonge Corridor, take the family for a quick bite at The Rosedale Diner, or duck into your favourite Roots yoga Studio for some much needed "me time". It's all at your disposal. You've just GOT to live here!







## PARTICULARS

**Offered at:** \$3,549,000

**Offere Date:** June 8 at 5:00pm at Chestnut Park Office.

**Possession:** 60 days TBD

**Property Taxes:** \$11, 871.60

**Property Size:** 28 X 150

**Inclusions:** all elfs except those excluded, all window coverings except as excluded, 6 burner Wolfe gas stove, S/S hood, Liebherr Fridge/Freezer, Miele DW, Washer & Dryer Whirlpool, Fridge in basement, Surround Sound,

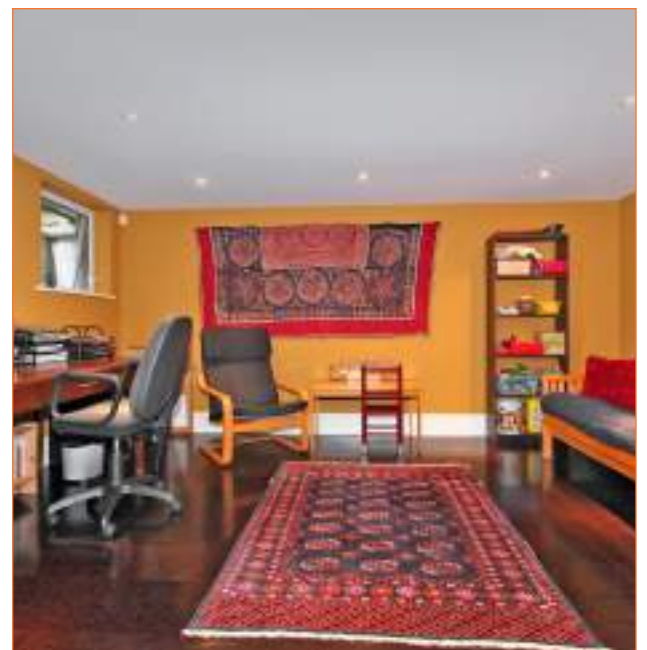
**Exclusions:** Silk drapes, rod in living room, Chandelier in Dining Room, Pendant basket light fixture in Aubergine bedroom, sconces in Aubergine bedroom.



## UPGRADES AND IMPROVEMENTS

**2001 to 2014 Approx \$250,000.00**

- added extension of lower level office and family room w/ heated floors. (2001)
- AC added to all 3 levels of the house
- New kitchen, opened to dining room, new mahogany hardwood floors (2006)
- New roof (except over family room) 2013)
- 2nd and 3rd floor baths gutted and done; new windows and door on 2nd and 3rd floors. (2014)
- New master ensuite bath, heated floors (2014)
- Surround Sound on main floor.





[www.72RoxboroughStW.com](http://www.72RoxboroughStW.com)

Proudly Presented by:



**JILL LUBINSKI**

Sales Representative, MCNE

Vice-Chairman's, President's, Director's Awards  
For Outstanding Sales Performance 2008-2016

*"Your Toronto **HOME** Advantage!"*



**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



Chestnut Park Real Estate Limited, Brokerage 1300 Yonge Street, Suite 100, Toronto Ontario, M4T 1X3  
lubinski65@gmail.com | jillLubinski.com | Office: 416-925-9191 Cell: 4164736996

THE INFORMATION CONTAINED IN THE FACT SHEET HAS BEEN SUPPLIED TO CHESTNUT PARK REAL ESTATE LIMITED BY THE OWNER OF THE PROPERTY. CHESTNUT PARK HAS RELIED ON THE OWNER'S REPRESENTATIONS FOR THE PURPOSES OF PREPARING THE FACT SHEET.