

\$3,499,000 - 78 Dale Avenue, Toronto (rosedale-Moore Park)

MLS® #C12403122

\$3,499,000

5 Bedroom, 5.00 Bathroom,
Single Family on 0.00 Acres

Rosedale-Moore Park, Toronto
(rosedale-Moore Park), Ontario

Welcome to this Grand South Rosedale detached home with nearly 4000 total sq ft - the perfect marriage of historic charm & contemporary sophistication. From the moment you arrive, the homes elegant facade & lush, manicured grounds set the tone. Step inside to be greeted by a graceful interior where soaring ceilings, architectural details, craftsmanship & character abound, from crown molding, leaded glass windows, exquisite hardware to custom millwork & coffered ceilings. The elegant principal rooms are expansive & beautifully proportioned, ideal for both grand entertaining with an open concept kitchen, family room, powder room & intimate evenings by the fire. Sunlight pours in through large windows, casting a soft glow. The primary suite features a private balcony overlooking the yard, a walk-in closet, a double closet & a beautifully renovated 5-pc ensuite bathroom + a separate whirlpool tub & a custom glass shower. Enjoy the practicality of 2 laundry areas. Additional bedrooms are generously sized, each with their own unique charm. The fully finished basement, with 2 entrances, offers even more versatile space that could be converted to an in-law or nanny suite with rare 7 ft+ ceilings, a sauna, large storage room & radiant floors in the rec room, laundry room/craft room & bathroom. Upgrades incl central AC & Heat, updated



wiring, roof, a dug-out basement & thoughtful modern touches throughout. Parking is accessed via a right-of-way, secured with an automated gate. Winter is no problem with heated front steps, porch, & front pad. Step into a secluded, serene courtyard garden, professionally landscaped, offering a peaceful escape in the heart of the city with stunning perennials, alongside a tranquil water feature, deck & patio. It's low-maintenance urban living at its best. With easy access to Bloor street, the Danforth, ravine trails, the city's top schools & nearby boutiques & cafes, this home is an impeccable offering in Toronto's most iconic neighbourhood. (id:6289)

Essential Information

Listing #	C12403122
Price	\$3,499,000
Bedrooms	5
Bathrooms	5.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	78 Dale Avenue
Subdivision	Rosedale-Moore Park
City	Toronto (rosedale-Moore Park)
Province	Ontario
Postal Code	M4W1K9

Amenities

Amenities	Public Transit, Park, Schools, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Carpet Free
Parking Spaces	2
Parking	No Garage

View City view

Interior

Appliances Central Vacuum, Water meter, Alarm System, Dishwasher, Dryer, Freezer, Microwave, Oven, Stove, Washer, Window Coverings, Refrigerator

Heating Natural gas Forced air

Cooling Central air conditioning

Fireplace Yes

of Fireplaces 3

of Stories 3

Has Basement Yes

Basement Separate entrance

Exterior

Exterior Brick

Exterior Features Landscaped, Lawn sprinkler

Lot Description 32.1 x 90.2 FT

Foundation Concrete, Brick

Listing Details

Listing Office CHESTNUT PARK REAL ESTATE LIMITED



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