

WELCOME TO

31 Rosedale Road

UNIT 101



www.2Bedrooms1Bath.com


31





























31 Rosedale Road

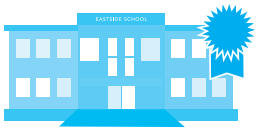
Toronto, Ontario

HOODQ ADDRESS REPORT™

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SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



Nearby Schools

Rosedale Junior Public School
Designated Catchment School
Grades PK to 6
22 South Dr

Jarvis Collegiate Institute
Designated Catchment School
Grades 9 to 12
495 Jarvis St

Deer Park Jr and Sr Public School
Designated Catchment School
Grades PK to 8
23 Ferndale Ave

LookDeeper

Collège français secondaire
Designated Catchment School
Grades 7 to 12
100 Carlton St

ÉÉ Gabrielle-Roy
Designated Catchment School
Grades PK to 6
14 Pembroke St

Central Technical School
Grades 9 to 12
725 Bathurst St

Lord Lansdowne Junior Public School
Grades K to 6
33 Robert St

Other Local Schools

Rosedale Heights School of the Arts
Grades 9 to 12
711 Bloor St E

PARKS & REC

This home is located in park heaven, with 3 parks and 25 recreation facilities within a 20 minute walk from this address.



Roxborough Parkette / Park Drive Reservation Lands
30 Roxborough Dr
5 mins

David A. Balfour Park
240 Mount Pleasant
6 mins

Ramsden Park
1020 Yonge St
6 mins

FACILITIES WITHIN A 20 MINUTE WALK

4 Playgrounds	1 Basketball Court
1 Dog Park	1 Ball Diamond
2 Rinks	2 Splash Pads
12 Tennis Courts	3 Trails

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only a 5 minute walk away, and the nearest street transit stop is a 2 minute walk away.

Nearest Rail Transit Stop
Rosedale Station
5 mins

Nearest Street Level Transit Stop
Crescent Rd At Rosedale Rd East Side
2 mins

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 2km.

Toronto General Hospital (University Health Network)
200 Elizabeth St

Fire Station
34 Yorkville Ave

Police Station
40 College St

HoodQ

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FOYER
- Mirrored wall
- Parquet flooring
- Crown moulding
- Two double closets
- Linen closet

KITCHEN
- Parquet flooring
- Crown moulding
- LG stainless steel stove
- Stainless steel vent
- Bosch stainless steel dishwasher
- Fisher & Paykel stainless steel fridge
- Tumbled backsplash
- Granite countertop
- Double undermount sink
- Under cabinet lighting
- Glass display cabinets
- Pot lights
- Two floor-to-ceiling pantry cupboards

LIVING & DINING ROOM
- Mirrored wall
- Parquet flooring
- Walk-out to balcony
- Crown moulding
- Large windows with blinds
- Pot lights

3 PIECE BATHROOM
- Marble tile surround
- Sliding glass door
- Wall-to-wall mirror
- Two wall sconces
- Mirrored storage cabinet





PRIMARY BEDROOM
- Parquet flooring
- Crown moulding
- Ceiling fan
- Walk-in closet with built-in organizers

BEDROOM
- Parquet flooring
- Closet
- Large window with blinds
- Track lighting

AMENITIES
- Shared laundry

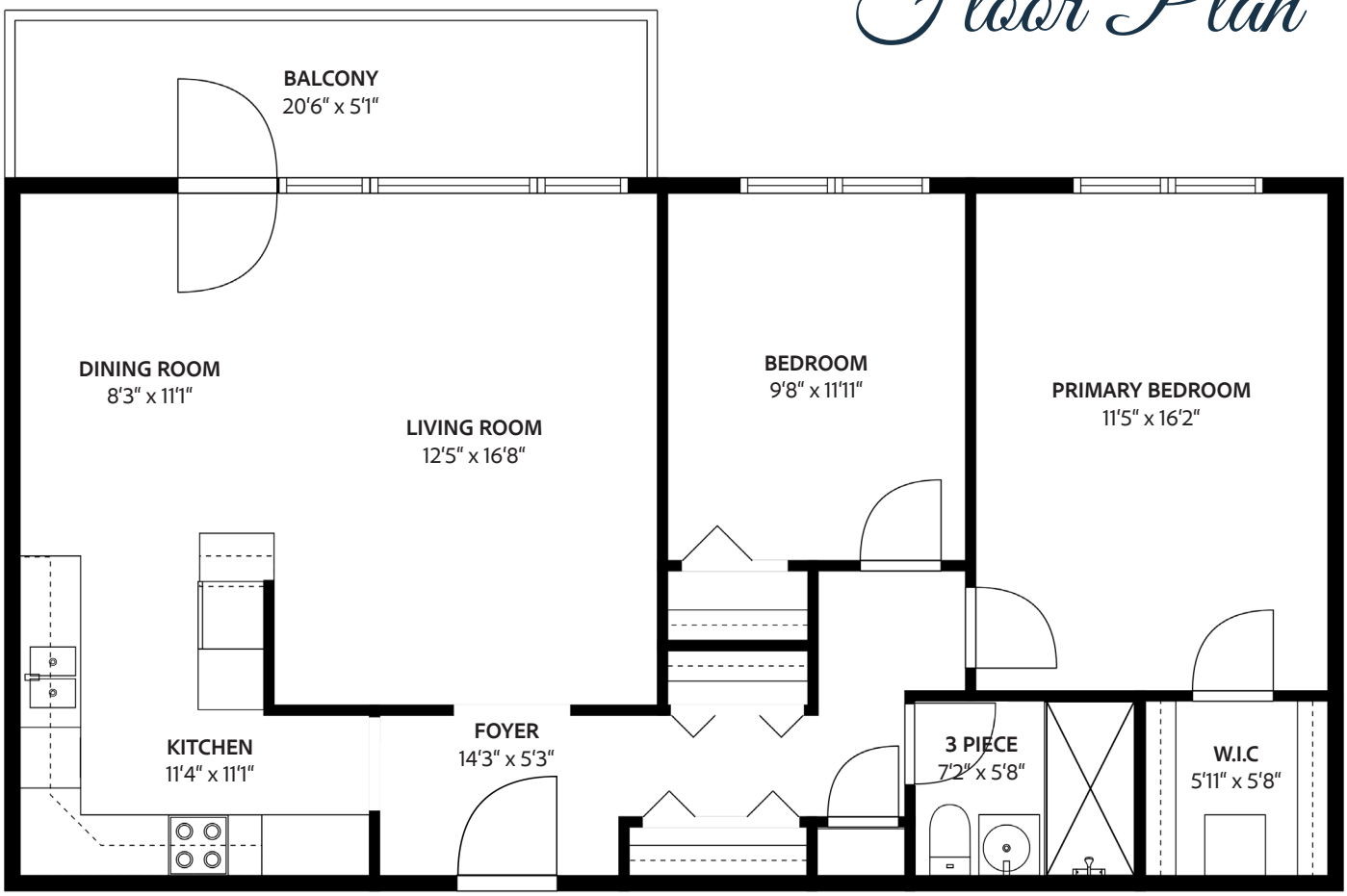
IN YOUR NEIGHBOURHOOD
- Coco Market
- Canadian Tire
- TD Bank
- Shops & Restaurants on Yonge St.

INCLUSIONS
- LG stainless steel stove
- Stainless steel vent
- Bosch stainless steel dishwasher
- Fisher & Paykel stainless steel fridge
- Wall air conditioning unit

EXCLUSIONS
- None

RENTALS
- None

Floor Plan



APPROX. 1,000 SQ. FT.

TAXES: $0/2026 (included in maintenance fees)

PARKING: 1 underground spot (#101)

POSSESSION: Immediate/TBA

BEDROOMS: 2

BATHROOMS: 1 x 3

LOCKER: 1 (#101)

MAINTENANCE FEES:

$1,750/mo. includes taxes, water, heat, building insurance & common elements

For more photos & information on this property

SCAN HERE

Karen MILLARTEAM
BROKER
EXCEEDING YOUR EXPECTATIONS

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INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

SRES

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