

# 75 JEDBURGH ROAD

## SPECIAL FEATURES

- Two skylights
- Main floor Family Room
- Laneway access with private parking spot & garage
- Possible income producing unit on lower level
- Custom Hunter Douglas window coverings
  - 12-foot ceilings throughout main floor
  - 10-foot ceilings throughout lower level
- Roof '16
- Central air conditioning '04
- Furnace '04
- Built-in Super Venta heat recovery ventilation system
  - 200-amp service
  - Central vacuum
- Wired for security system
- Steps to top-rated schools
- Subway is 3-minute walk to entrance off Bedford Park
- Incredible shopping & dining on Yonge & Avenue Road
- Chatsworth Ravine and Sherwood Park for hikes and/or dog walks & nature escapes Tennis courts galore nearby
- Abundance of parks for children, including park & splashpad less than a block away
  - Public Library 5-minute walk
- Two major grocery stores (Metro and Independent) 3-5-minute walk
  - Friendly, family-oriented community

**LOT SIZE:** 20.51 x 119.26 feet

**TAXES:** \$8,803.66/2020

**BEDROOMS:** 3 + 1

**BATHROOMS:** 1x5, 1x4, 1x3, 1x2

**POSSESSION:** 120 days/tba

**PARKING:** Detached single car garage plus ROW drive currently used for 2nd car parking space

## **EXTERIOR**

- Interlocking walkway
- Mature trees & shrubs
- Professionally landscaped
- Exterior lighting

## **FOYER**

- Tumbled marble flooring
- Large coat closet with built-in lighting
- Recessed ceiling
- Pot lights

## **LIVING ROOM**

- Open concept
- Hardwood flooring
- Pot lights
- Overlooks front garden
- Recessed ceilings with custom moulding
- Large picture window

## **DINING ROOM**

- Open concept
- Hardwood flooring
- Chandelier
- Recessed ceiling with custom moulding
- Pot lights

## **KITCHEN**

- Open concept
- Granite countertops
- Tumbled marble backsplash
- Under cabinet lighting
- Pot lights
- Built-in glass accent cabinetry
- Hardwood flooring
- Custom floor-to-ceiling pantry
- Pot lights
- Overlooks Family Room
- Amana stainless-steel bottom mount fridge
- Whirlpool built-in stainless-steel wall oven
- LG stainless-steel microwave
- Miele built-in paneled dishwasher
- Built-in custom stove vent
- Bosch built-in 4 burner gas cooktop

## **FAMILY ROOM**

- Sun-filled
- Open concept
- Terrace door walk-out to back deck & garden
- Hardwood flooring
- Gas fireplace with marble surround
- Built-in storage alcove
- Recessed ceiling
- Pot lights

## **2 PIECE POWDER ROOM**

- Tumbled marble flooring
- Custom vanity with marble countertop & built-in storage
- Crown moulding

## **UPPER LEVEL**

- Skylight
- Hardwood flooring
- Large double door storage closet
  - Roughed-in for Laundry Room

## **PRIMARY BEDROOM**

- Overlooks back garden
- Three extra wide double door closets with built-in organizers
- Pot lights
- Vaulted recessed ceiling

## **5 PIECE ENSUITE BATHROOM**

- Skylight
- Large Maax jet tub
- Walk-in glass shower with marble surround
- Custom vanity with stone countertop, two sinks & built-in storage
- Carrara marble flooring
- Pot lights

## **BEDROOM**

- Overlooks front garden
- Hardwood flooring
- Arched window
- Double closet with built-in organizers

## **BEDROOM**

- Hardwood flooring
- Double closet with built-in organizers
- Recessed ceiling

#### **4 PIECE BATHROOM**

- Porcelain flooring
- Ceramic tile surround
- Custom vanity with marble countertop & built-in storage

#### **LOWER LEVEL**

- Separate entrance/walk-up
- Storage under the stairs

#### **MUD ROOM**

- Pot lights
- Large walk-in coat closet with built-in organizers

#### **RECREATION ROOM**

- Broadloom
- Pot lights
- 10-foot ceilings

#### **BEDROOM**

- Broadloom
- Above-ground window
- California style blinds
- Two large double closets, one with built-in organizers

#### **3 PIECE BATHROOM**

- Ceramic tile flooring
- Walk-in shower
- Built-in storage

#### **LAUNDRY ROOM**

- Pocket door entry
- Potential to convert to a Kitchen
- Front loading Samsung washer & dryer
- Ceramic tile flooring
- Built-in storage

#### **BACKYARD**

- Raised composite deck
- Built-in BBQ gas hookup
- Interlocking patio
- Fully fenced yard
- Mature trees & shrubs
- Landscaped garden
- Privacy cedars
- Two watering hose access points
- Access to detached single car garage plus one car parking on driveway
- Garage has potential for second floor addition or conversion for a studio (to be verified by the City)

# LOCAL SCHOOLS

## TORONTO DISTRICT SCHOOL BOARD

[www.tdsb.on.ca](http://www.tdsb.on.ca) 416-397-3000

### **JK-8 Bedford Park Junior Public School**

81 Ranleigh Avenue, 416-393-9424

### **9-12 Lawrence Park Collegiate Institute**

125 Chatsworth Drive, 416-393-9500

### **9-12 Northern Secondary School**

851 Mount Pleasant Road, 416-393-0270

## FRENCH IMMERSION PROGRAMS

### **JK-6 John Fisher Jr. Public School**

40 Erskine Avenue, 416-393-9325

### **7-8 Glenview Senior Public School**

401 Roswell Avenue, 416-393-9390

### **9-12 Lawrence Park Collegiate Institute**

125 Chatsworth Drive, 416-393-9500

## TORONTO CATHOLIC DISTRICT SCHOOL BOARD

[www.tcdsb.org](http://www.tcdsb.org) 416-222-8282

### **JK-8 Blessed Sacrament C.S.**

24 Bedford Park Avenue, 416-393-5226

### **9-12 Marshall McLuhan C.S.S.**

1107 Avenue Road, 416-393-5561

## TORONTO PRIVATE SCHOOLS

<https://www.ourkids.net/toronto-private-schools.php>

### **Pre K-12 St. Clement's School**

21 St. Clements Avenue, 416-483-4835

### **Pre K-12 Toronto French School**

306 Lawrence Avenue E., 416-484-6533

### **JK-12 Havergal College (girls)**

1451 Avenue Road, 416-483-3843

### **SK-12 Upper Canada College (boys)**

200 Lonsdale Road, 416-488-1125

### **3-12 Crescent School (boys)**

2365 Bayview Avenue, 416-449-2556