

## 95 CHAPLIN CRESCENT

Welcome to 95 Chaplin Crescent – an exceptional family home in sought after Chaplin Estates. This home is move-in ready featuring beautifully finished principle rooms, a fabulous cook's kitchen and an amazing great room with cathedral ceiling overlooking a gorgeous garden and the park. Entertaining flows seamlessly from the formal spaces to a large deck, gazebo and beautifully landscaped garden.

The second and third floors provide the perfect family sanctuary. The third floor master suite was recently updated to include a professionally designed ensuite bathroom, built-in closets, make up desk and storage – all flooded with natural light from windows and skylights. On the second floor, three generously proportioned bedrooms plus an office – or fifth bedroom if needed – and renovated bathrooms means a new family will be able to just move in and enjoy their new home.

The lower level includes a rec room/nanny space, 4 piece bathroom, laundry and tons of storage.

Completing the perfect picture, the gorgeous south facing garden also has access to the quietest part of Oriole Park which has an incredible playground for neighbourhood families and connects to the Beltline. Just steps to the Davisville subway, neighbourhood shops, the exciting Yonge & Eglinton hub and the future LRT, the location is exceptional. Fabulous parking is a real bonus – no need to tandem park! With easy access to the business district – by car or transit, and all the best schools – both public and private – this home is the perfect place to call 'home'.

### RECENT IMPROVEMENTS TO THE PROPERTY:

- master bathroom - converted into an ensuite and renovated in 2014 – features heated Blue Azul Crystallino marble floor, Bain Ultra Airtub, Waterworks sink and bathtub fixtures & faucets, Toto toilet. Three Velux skylights installed
- Bathroom design by Interior Designer Sue Toth, Version International Inc.
- Custom built-in closets, make-up desk and storage cabinets installed in the master bedroom and hall areas on the 2<sup>nd</sup> & 3<sup>rd</sup> floor
- All 3rd floor windows and frames replaced.
- Family room doors and windows replaced 2009
- Main roof shingles replaced 2008
- Family room shingles replaced Spring 2017
- Ductless Air conditioning units and air handler installed in 2014
- All potlights and fixtures switched to LED bulbs
- 4 piece bathroom installed in the lower level
- Sewer pipe and water supply replaced with PVC drain pipe and copper from street 2012
- Back flow preventer installed 2012
- Hot water tank replaced and purchased by owner 2013
- New gutters and down pipes installed 2012
- Kitchen faucet, filtered water supply and garburator replaced 2015
- Entrance of brick driveway leveled 2015

**ADDITIONAL INFORMATION ABOUT THIS HOME:**

**Inclusions:**

All electrical light fixtures (except exclusions), all window coverings, Wolf 4 burner gas stove, Sub Zero fridge (2015), Miele dishwasher, Panasonic microwave, Wolf range hood, washer, dryer (gas), storage shed, upright freezer in basement, central vacuum and equipment, supplemental air conditioning units, Alarm system (monitoring extra), sprinkler system, ping pong table in Lower Level

**Exclusions:**

Chandeliers in the dining room, kitchen, master bedroom, 2nd floor bedrooms, 3rd floor hallway

Comfort Systems: Hot water/gas heating system, central air conditioning, ductless a/c units in family room and 3<sup>rd</sup> floor are heat pumps so they can also be used for heat for total comfort. Electric radiant heat in master ensuite and 2<sup>nd</sup> floor ensuite bathroom floor. Sprinkler system. Gas line for BBQ on deck.

Lot Description: PLAN E489 LOT 48

Lot Size: 40 x 120 feet

Property Tax: \$10,627.71 (2017)

Parking: Private drive. Current owners have parked up to 4 cars

Closing Date: June 20, 2018/TBA

Points to note: Exterior cameras are non-operational, garden lighting is in 'as-is' condition

Garden has direct access to Oriole Park/Beltline

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