



MICHELLE WAY

42 Rumsey Road



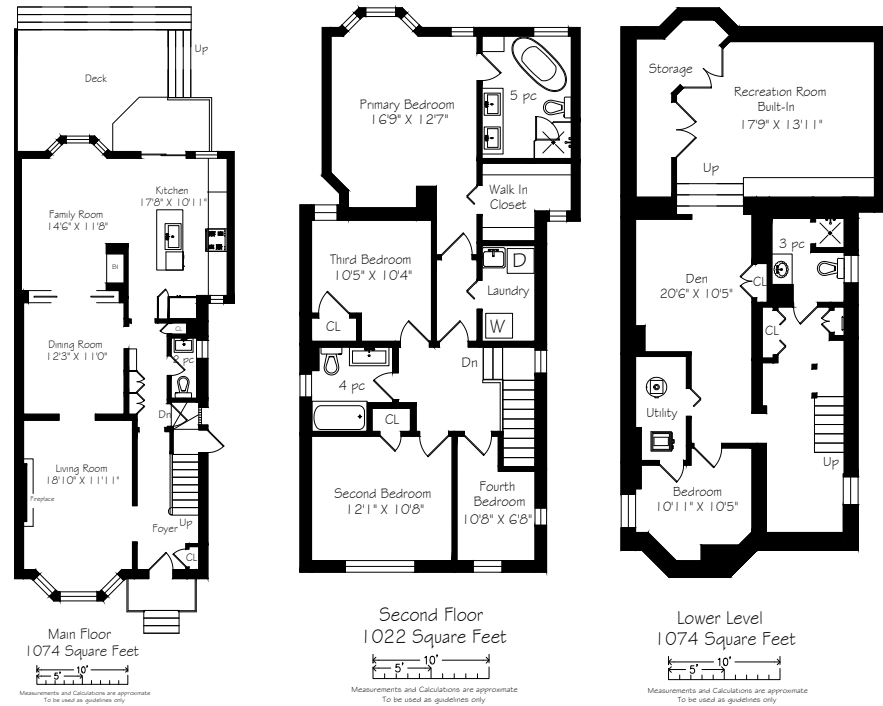
WELCOME TO
42 Rumsey Road

This exceptional family residence is ideally located in the heart of South Leaside. Thoughtfully renovated, this well-appointed home offers great function and over 3,000 square feet of total living space with private driveway and parking for two. The impressive main floor has an ideal layout with hardwood floors, custom gas fireplace, pot lights, and renovated powder room. Enjoy the chef's kitchen with granite island with seating for three overlooking the lovely main floor family room. The upper level offers an abundance of natural light and a generous primary retreat with gorgeous five-piece renovated ensuite and walk-in closet. Three other bedrooms feature hardwood floors and share a stunning four-piece renovated bathroom. The lower level offers a spacious media/recreation room with custom built-ins and plenty of storage. Enjoy the professionally landscaped front and back gardens with custom built garden shed, deck with gas hook up. This beautiful home is ideally located in South Leaside with excellent access to the ravine, trails, and parks. 42 Rumsey Road is ideally located within walking distance to great public schools, shops, amenities, and restaurants of Bayview Avenue. Conveniently located to the incredible Trace Manes Park and some of Toronto's premier green spaces and ravine system. This handsome home checks all the boxes including a wonderful community! A truly special place to call home.





42 Rumsey Road FLOOR PLANS



HEATING

Lennox gas furnace, serviced annually

HOT WATER TANK

Rental-Tank replaced 2020

COOLING

Central Air Conditioning

DRIVEWAY

Private

LEGAL DESCRIPTION

Plan 2121 Pt Lot 585

LOT SIZE

30 x120

PROPERTY TAXES

\$8,670.28 (2021)

POSSESSION DATE

60-90 Days TBA

OFFERED FOR SALE

\$2,595,000

FEATURES

- Offering over 3,000 square feet of total living space
- Excellent quality and turnkey
- Ideally located on Rumsey Road and situated on a 30x120 lot
- Four bedrooms, four bathrooms and one additional bedroom below grade ideal for guests and/or live-in nanny suite
- Convenient second floor laundry room with storage and folding area
- Private primary retreat with hardwood flooring and renovated five-piece ensuite with heated floors
- Beautifully renovated four-piece bathroom with heated floors
- Well situated and renovated powder room
- Gas fireplace with honed Nero assoluto hearth and surround, ideally located in the living room
- Main floor family room with custom built-ins and large bay windows overlooking the manicured rear gardens
- A generous media/recreation room with custom built-ins and ample storage
- Fully fenced and landscaped rear garden and garden shed
- A newly resurfaced deck offers wonderful space and is ideal for outdoor entertaining
- Private driveway with parking for two
- Enjoy this wonderful location, minutes to all the amenities on South Leaside including access to the ravine, trails, parks, shops and restaurants
- Excellent public school district and close proximity to the surrounding private schools
- Walking distance to the incredible Trace Manes Park
- Walking distance to the new LRT and minutes to the downtown financial core

INCLUSIONS

Stainless steel: GE Profile dual fuel stove, built-in Miele dishwasher, Miele hood vent, stainless steel KitchenAid fridge. Electrolux front-loading washer and dryer. All electric light fixtures (except dining room), media/recreation room Sony wall mounted television, wall mounted television in primary bedroom, broadloom where laid, all custom silhouette blinds, curtain rods, garden shed.

IMPROVEMENTS

- New main floor hardwood flooring and subflooring-2007
- Living room and dining room plaster ceiling removed and drywall installed, complete with potlights-2007
- Electrical upgrades-2007
- Second level floor refinished and stained to match main floor -2007
- Kitchen custom designed by ARIDO designer
- Furnace-2007
- Roof resingled-2009 with 40 year shingles
- Custom galvanized wrought iron railings and driveway fence 2012
- New custom front entry door
- Renovated 4-piece bathroom with heated floors-2015
- Knob and tube removed (letter on file) 2015
- Miele dishwasher-2016
- New gas fireplace installed with honed nero assoluto granite hearth and surround and new chimney liner-2017
- Stainless steel Kitchenaid fridge-2018
- New custom patio door-2018
- Nest thermostat
- Custom silhouette blinds
- New sump pump and battery back up-2019
- -New second floor front loading dryer (Electrolux)-2019
- New second floor front loading Washer (Electrolux)-2020
- Deck resurfaced with new pressure treated wood-2019
- Garden shed and fence painted-2020
- Lower level media/recreation room custom built-ins and wall mounted Sony television)-2020
- Main floor powder room renovated-2021
- New kitchen backsplash-2021
- New LED pot lights in dining room-2021 and lower level pot lights retrofitted with LED pot lights-2021

EXCLUSION

Dining room elf, all drapery.



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To view more photos, please visit: www.42RumseyRd.com



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