



51 Cluny Drive



Letter to Prospective Buyers:

My sister and I grew up in this house and have seen it through its many iterations: a home for a growing family, a teenage hang out, a place for young adults to boomerang back when transitioning from Europe or New York. Then, finally, Grandma's house - perhaps the best place in the world for the next generation of growing children.

It is now time to pass the magic along to a new family who will find the location beyond compare. At once surrounded by parks and ravines with an equal ease of proximity to downtown. No one ever drove when we grew up. We walked, biked or took the TTC. It was easier and quicker. Yonge Street is a block away but somehow you never hear traffic.

The house itself has a magic and elegance. The unfinished basement was a bike shop and art studio. The fourth floor attic; a hang out. There was space to be - whether quietly reading a book on the second floor balcony or chatting with friends and neighbours on the front steps.

You will love living here. The rooms are spacious and grand with opulent details. Wood burning fireplaces and claw foot tubs. The design of the home is very clever. Look for places where doors and windows appear in a line. This is to allow breezes to reach inner parts of the house. Also notice the stark contrast between rooms made for entertaining (living room, dining room and the main hall) and the rooms made for service (kitchen and back hall).

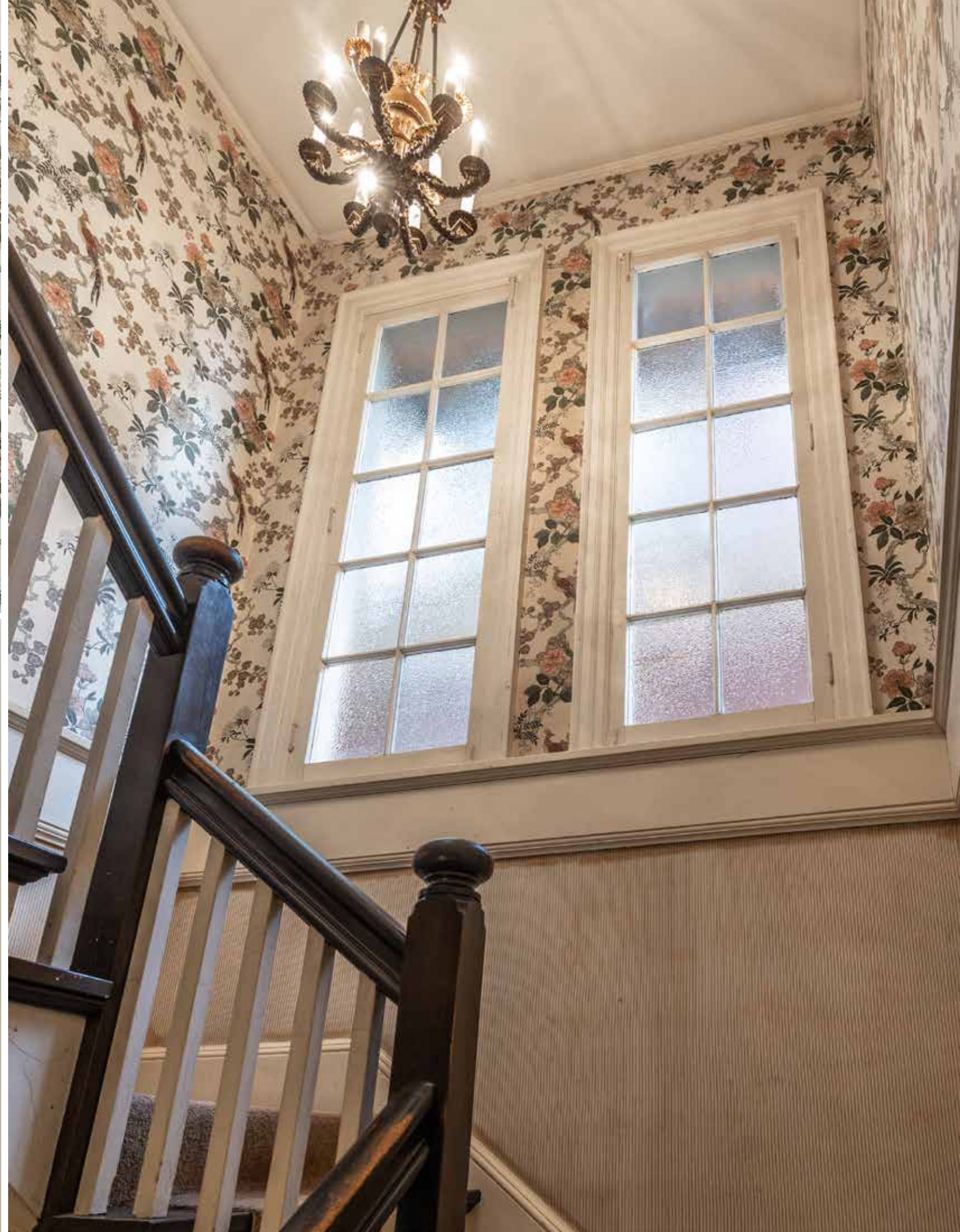
The house was originally built for Jane Kerr at the turn of the century, the widow of a prominent Montreal lawyer. Her son, with his own children, lived down the street at 30 Crescent Road. They were among the first families in Rosedale. The elegance and refinement that Jane brought with her to Toronto is unmatched even to this day. Hardwood floors with inlaid marquetry, a butler's pantry, and the servants' back stair.

Our parents were the third owners of this home and you will be the fourth. It is now our time to say goodbye to this much loved family home. We hope that you will love it as much as we have for years to come.

Catherine and Alexandra

A once-in-a-lifetime opportunity on Cluny Drive! Not offered in nearly 60 years, this stately Edwardian home features six bedrooms, gracious principal rooms, tall ceilings, and abundant natural light that streams through the multiple picture windows with views in every direction. Over 4000 square feet above grade. The romance of a bygone era is recalled in numerous period details throughout the house, and the five woodburning fireplaces with decorative mantles. Enormous potential to finish the basement with above ground windows and walkout, as well as the high attic. Perfectly situated on an enclave of stunning houses in South Rosedale, just steps to vibrant Yonge Street shops and restaurants, transit, and the ravine system. 42'x130' lot with well treed and private mature garden. Private drive and detached garage. A real Grand Dame!







MAIN FLOOR

VESTIBULE

FOYER

- Quarter sawn oak floor
- Beamed ceiling
- Crown moulding
- Beautiful open oak staircase

LIVING ROOM

- Quarter sawn oak floor with decorative inlay
- Plaster crown moulding
- Bay window with views over Cluny Drive
- Wood burning fireplace with ornate mantle
- Original ringer

DINING ROOM

- Quarter sawn oak floor
- Wood burning fireplace
- French doors with sidelites
- Walk out to deck and garden below
- Swing door to pantry
- Leaded glass window
- Closet

PANTRY

- Storage pantry
- Pass through to kitchen

KITCHEN

- Spacious
- Large windows
- East views over garden

SECOND FLOOR

HALLWAY

- Open staircase
- Two large picture windows
- Crown moulding
- Open staircase to third floor

BEDROOM

- Hardwood floor
- Two picture windows overlooking Cluny Drive and Yonge Street beyond
- Closet

BEDROOM

- Hardwood floor
- Bay window with treetop views overlooking Cluny Drive
- Wood burning fireplace
- Closet

FOUR PIECE WASHROOM

MASTER BEDROOM

- Hardwood floor
- Wood burning fireplace with custom mantle
- Large picture window overlooking the garden
- Walkout to balcony with lovely East views

THREE PIECE SEMI ENSUITE WASHROOM

- Marble vanity
- Cast iron soaker tub

BEDROOM

- Wood floor
- Two large picture windows overlooking the garden
- Three piece semi ensuite washroom

THIRD FLOOR

LINEN CLOSET

BEDROOM

- Wood floor
- Angled ceilings
- Wood burning fireplace
- Picture windows with treetop views

BEDROOM

- Wood floor
- Angled ceilings
- Picture window with treetop views
- Closet

TRUNK ROOM

- Access to loft attic
- Window with south views
- Closet

FOUR PIECE WASHROOM

- Wood floor
- Marble sink
- Claw foot tub
- Window

ADDITIONAL INFORMATION

TAXES:

\$16,442.89 (2022)

LOT SIZE:

42' x 130'

PARKING:

Private drive with detached garage

POSSESSION:

30-60 days / TBA

INCLUSIONS:

All kitchen appliances, washer, dryer, electric light fixtures, window coverings, all custom built-ins.

EXCLUSIONS:

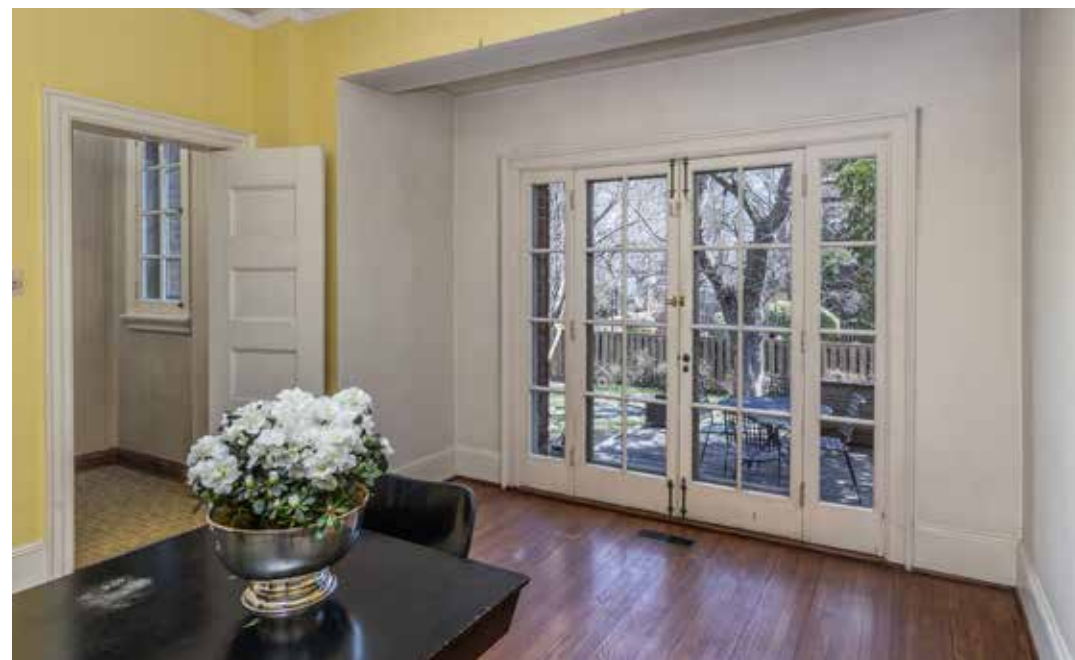
Staircase chandelier, chandelier in master semi ensuite, tin tub in basement, wooden cabinet & mirror in semi ensuite, mirror in living room.

NOTE:

This property is designated Heritage B in South Rosedale.

**OFFERED
FOR SALE AT
\$5,198,000.⁰⁰**

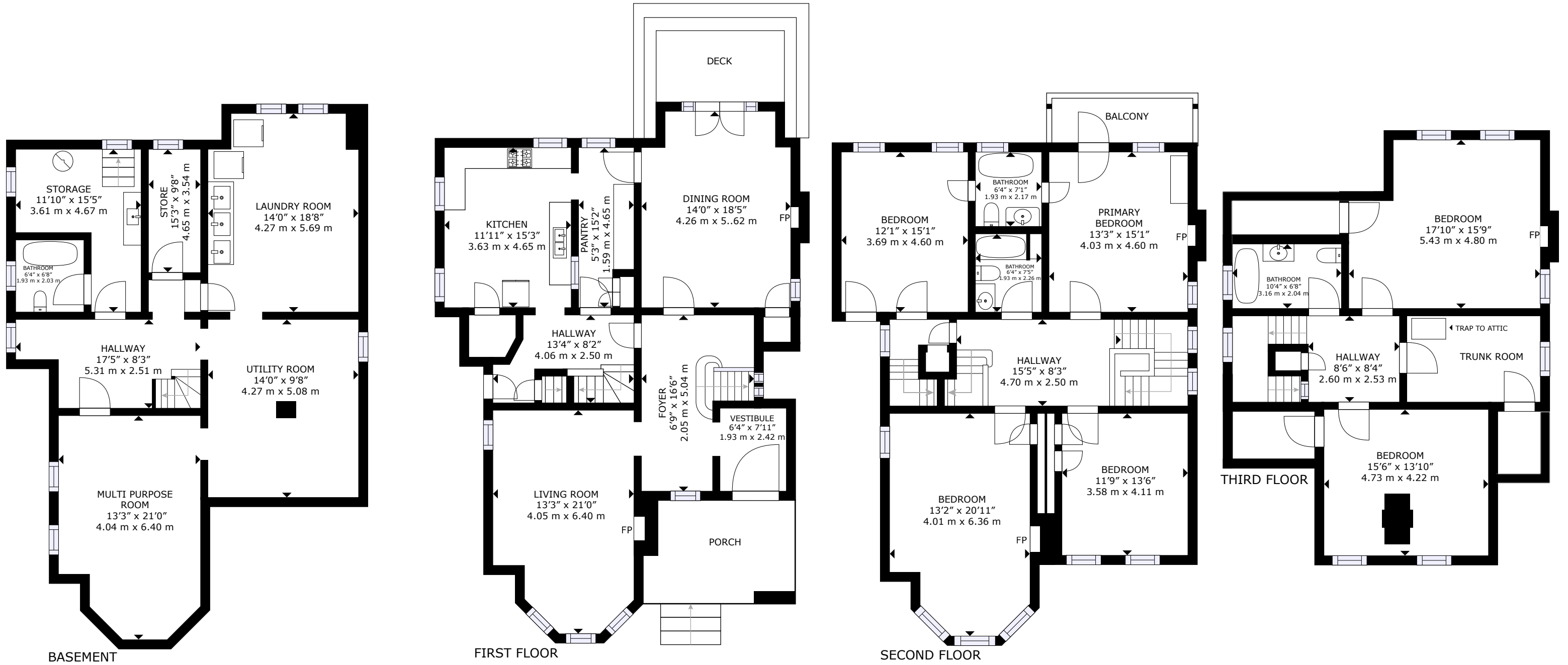








Floor Plan



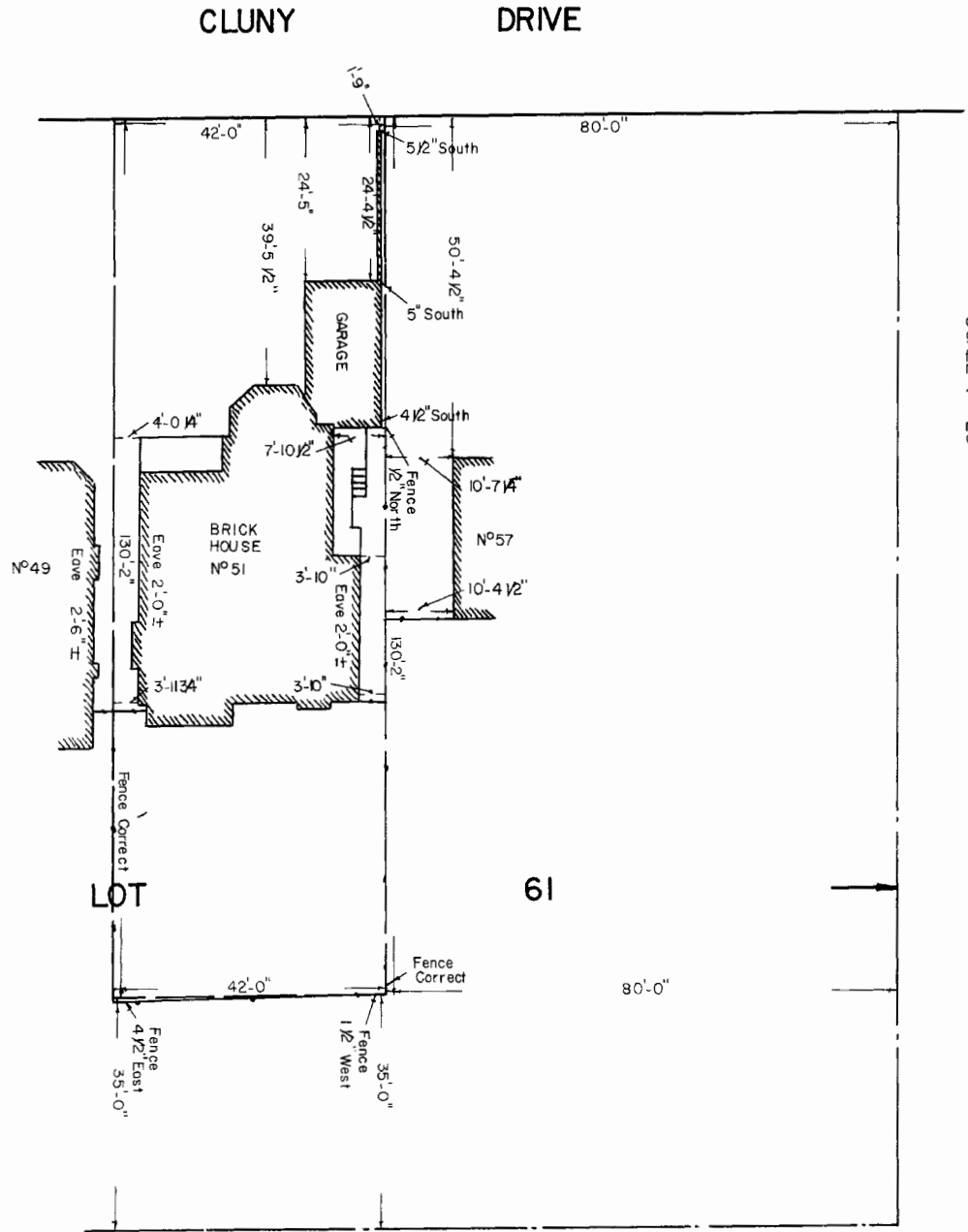
GROSS INTERNAL AREA
 BASEMENT: 1,197 sq. ft, 111 m²
 FIRST FLOOR: 1,134 sq. ft, 105 m²
 SECOND FLOOR: 1,209 sq. ft, 112 m²
 THIRD FLOOR: 808 sq. ft, 75 m²
 TOTAL: 4,348 sq. ft, 403 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Survey

UNWIN, MURPHY & ESTEN
 OL SURVEYORS, DEC. 1, 1966
 330 BAY STREET
 TORONTO
 PER. *John Hunt. a.s.*

LEE WOOTTEN & DYSON
 BARRISTERS
 111 RICHMOND STREET WEST
 TORONTO



PLAN OF SURVEY OF
 PART OF VILLA LOT 61, PLAN 104 YORK
 SCALE 1" = 20'





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