





## Welcome to 120 Rosedale Valley Road, Suite 201

Welcome to Arbour Glen in the heart of Rosedale! This rarely available three bedroom/two washroom suite is extremely spacious (1640 square feet), and very elegantly and beautifully renovated. The modern kitchen has been opened to the living room and dining room, and has been upgraded with high-end appliances and finishes and a breakfast bar. The wall to wall custom built-ins in the kitchen include wine storage, pantry space, and backlit glass display cabinets. The dining room and living room offer hardwood floors, raised panelling, wooden crown moulding, recessed halogen lighting, as well as a walk-out to a west-facing balcony. The third bedroom is currently being used as a den but can be sectioned off with louvred doors, and has a lovely picture window with south views. Down the hall is a laundry room, incredibly rare for this building, with stackable laundry, a laundry tub, and built-in shelves for ample storage. The second bedroom has a double closet, wall-to-wall bookshelves, and a three piece washroom across the hall. Both the second bedroom and the primary bedroom walk out to the south-facing balcony. Finally, the primary suite has a double mirrored closet and a four piece ensuite washroom. Excellent building amenities include; 24 hour concierge/security, a recently expanded gym with brand new equipment, heated outdoor saltwater pool, and visitor parking. Conveniently located just steps to transit for an easy commute downtown, shopping and restaurants, Yorkville is just steps away, yet this building is tucked away right in this lush ravine setting.







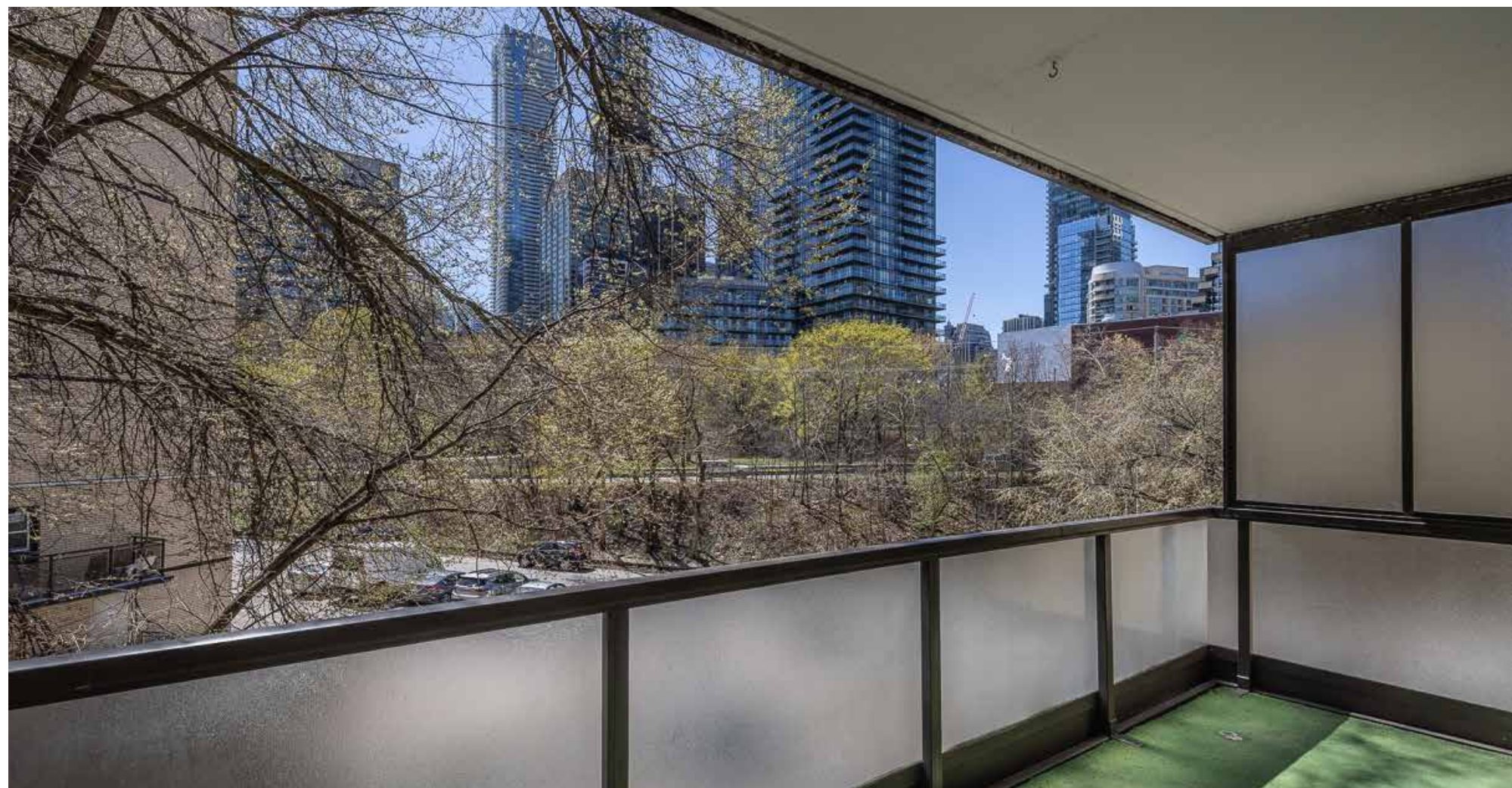
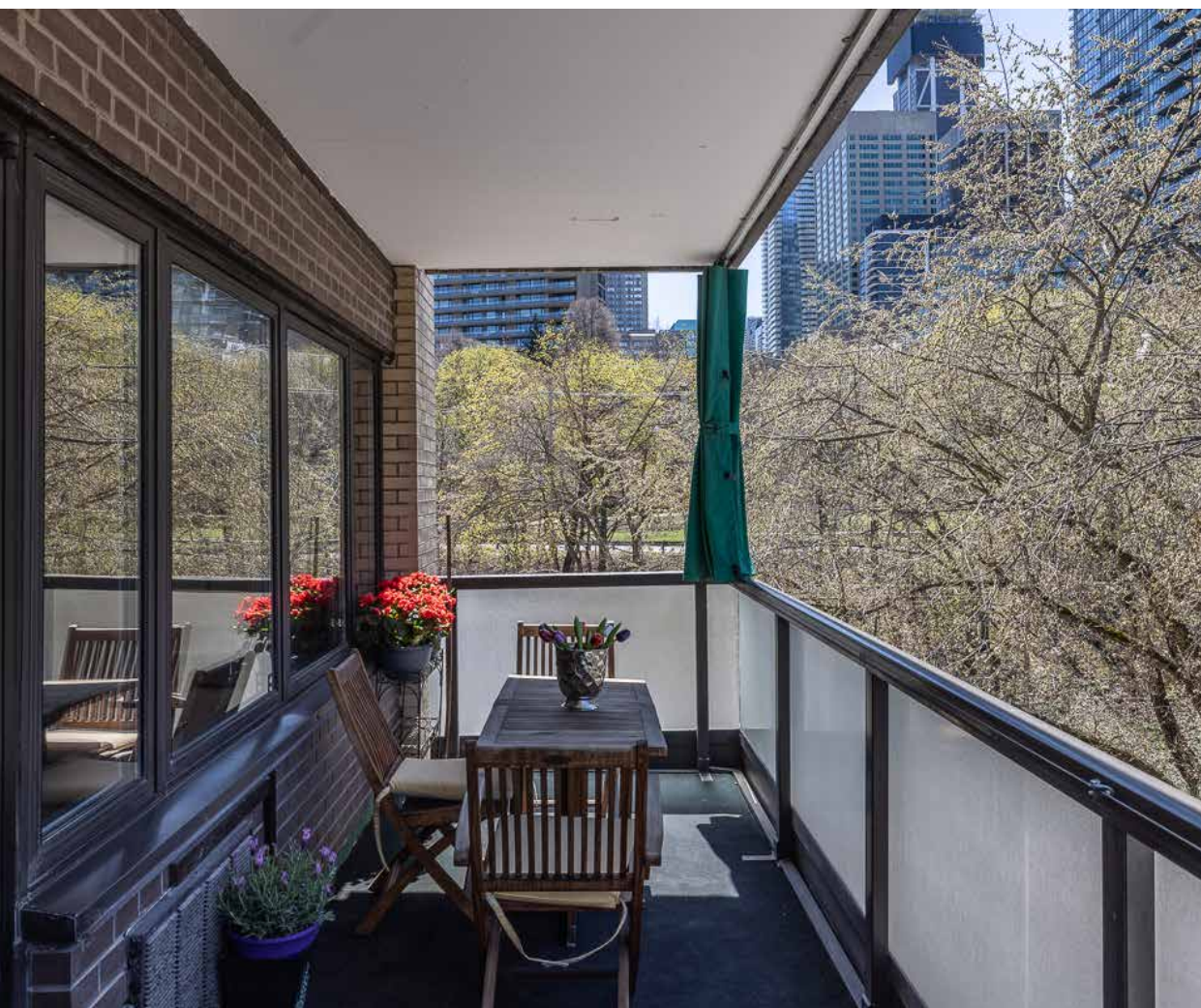


















Foyer

- Hardwood floor
- Coat closet

Kitchen

- Hardwood floor
- Jenn-Air built-in microwave
- Marble countertops with breakfast bar
- Double stainless steel farmer’s sink
- Glass tile backsplash
- Fisher & Paykel stainless steel dishwasher
- Fisher & Paykel stainless steel double door refrigerator
- Jenn-Air stainless steel wall oven
- Built-in shelving and wine storage

Living/Dining Room

- Hardwood floor
- Open concept
- Wood crown moulding
- Raised panelled walls
- Walk out to south facing balcony
- Recessed halogen lighting

Bedroom/Den

- Hardwood floor
- Wooden louvred doors
- Wood crown moulding
- Raised panelled walls
- Large picture window with pretty east views

Laundry Room

- Miele stackable washer and dryer
- Laundry tub
- Built-in shelves

Three Piece Washroom

- Pedestal sink with polished chrome fixtures and taps

- Built-in mirrored medicine cabinet
- Glass enclosed shower with rain showerhead

Bedroom

- Hardwood floor
- Double closet
- Wall-to-wall shelving
- Walk out to east facing balcony

Primary Bedroom

- Hardwood floor
- Double mirrored closet
- Walk out to east facing balcony

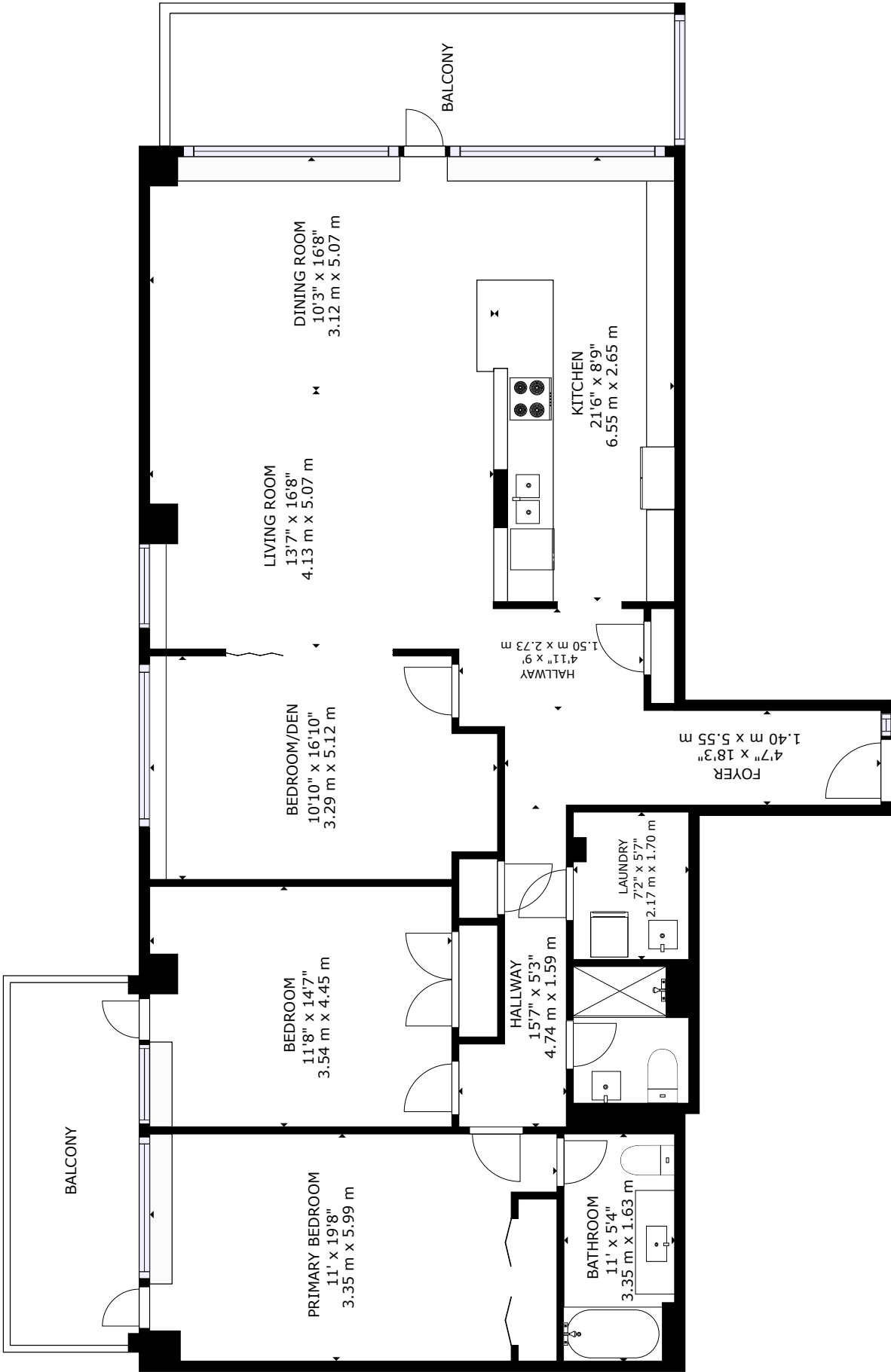
Four Piece Washroom

- Tile floor
- Vanity with polished chrome fixtures and taps
- Walk-in tub with shower attachment
- Built-in mirrored medicine cabinet
- Wall sconces

additional information

Taxes: \$5,390.58 (2024)  
Maintenance: \$2,492.20/month (includes heat, water, cable TV, common elements, condo taxes, building insurance)  
Possession: TBD  
Inclusions: All kitchen appliances, washer, dryer, all electric light fixtures, all window coverings, all custom built-ins.

Offered For Sale at  
\$1,350,000.<sup>00</sup>







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