



45 Teddington Park Avenue

TORONTO, ON

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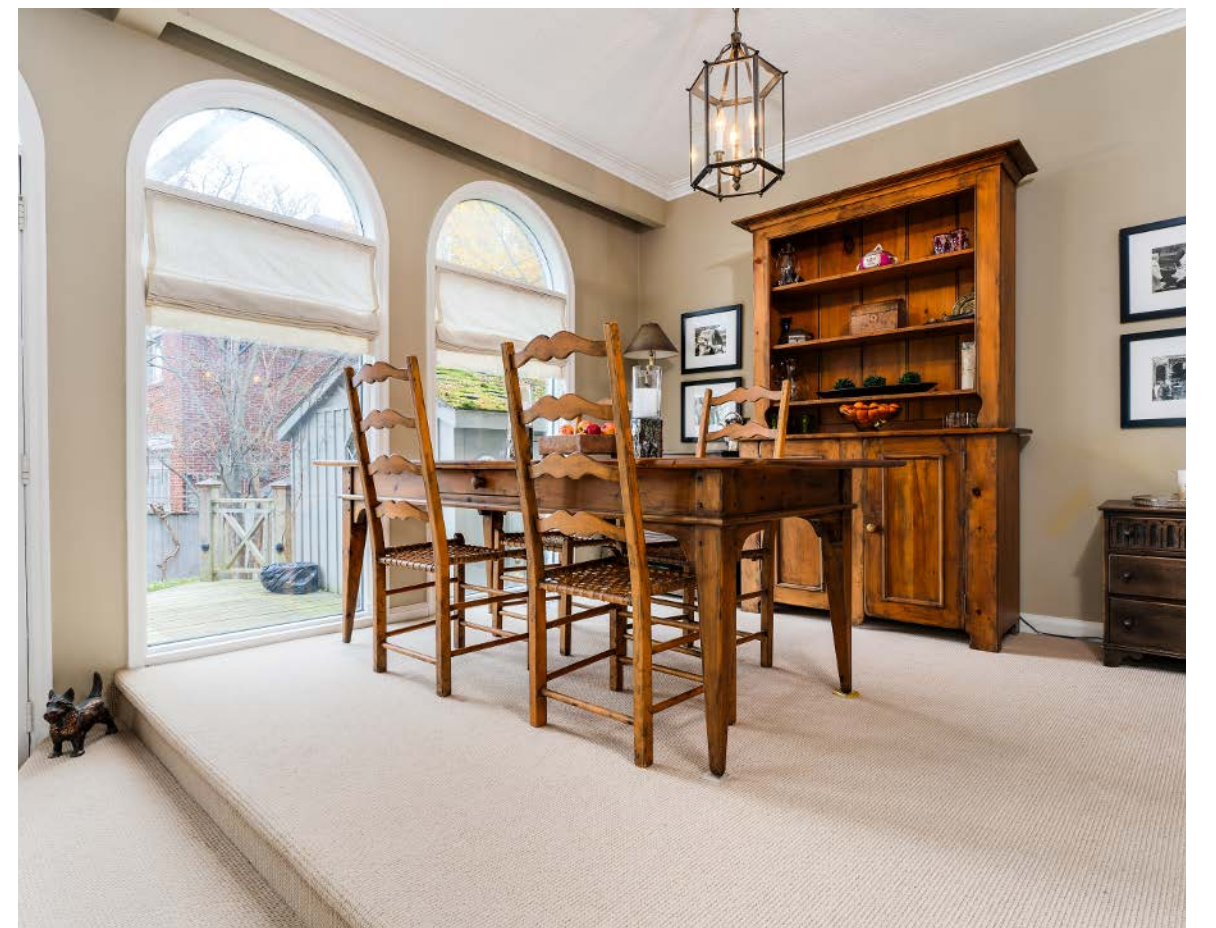
Canada



## 45 TEDDINGTON PARK AVENUE

Exceedingly rare, once in a lifetime opportunity to live in one of Toronto's most exclusive and highly coveted enclaves. Welcome to Teddington Park Avenue: a timeless family home. An extensive, professionally landscaped front garden leads to the grand entrance of this magnificent home. Formal sun-filled dining and family room with stunning floor to ceiling windows and a walk-out to a private backyard deck and garden oasis. Must-see perennial gardens. Elegant living room and gourmet chef's kitchen with stone countertops, breakfast bar and high-end appliances. Lavish Primary bedroom retreat featuring a cozy fireplace, sitting area and private ensuite. The Upper Level also features two more generous sized bedrooms; one starring a delightful walk-out to a deck overlooking the front yard. Full and finished basement with an abundance of storage space. This home is a true gem. Steps to Rosedale Golf Club and Yonge Street, where you can find many fabulous shops, restaurants, amenities and TTC access. Surrounded by some of the top-rated schools in the city. Move in as is, renovate or build your custom dream home. The possibilities are endless!

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# Details of the Home

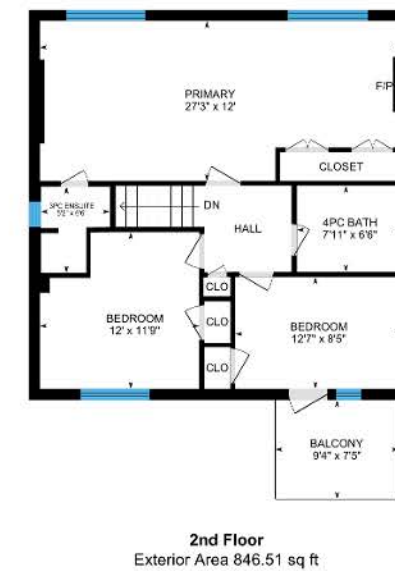
- Lot: 40 X 120 feet
- Bedrooms: 3+1
- Bathrooms: 3
- Heating: Forced Air Gas
- Cooling: Central Air
- Driveway: Private
- Garage: Attached
- Taxes: \$9,401.12 / 2023
- Possession: 90 days



# Highlights of the Home

- New roof 2018: both flat & shingled area
- New skylight 2018
- New deck 2017
- New AC 2013
- New front door/frame 2012

Main Building: Total Exterior Area Above Grade 1678.47 sq ft







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