



*Presenting*  
*52 Maple Ave*  
*Rosedale*



# Property Highlights & Upgrades

- 1,962 Sq Ft (as per MPAC) + 846 Sq Ft Basement & 77 Sq ft Balcony & 310 Sq ft Rooftop Terrace - (as per Floor Plans)
- 3 Bedrooms, 3.5 Bathrooms
- Crown Moulding & Built-in Ceiling Speakers Throughout the Main Floor
- 2 Skylights (1 Above the Staircase & 1 in the Primary Ensuite Bathroom)
- Wired Novo Sound System on the Lower, Main & Second Floors
- Bright Living Room with Decorative Fireplace & 2 Sets of French Door with a Walk-out to the Backyard
- Formal Dining Room
- Galley Kitchen with Solid Wood Cabinetry & Built-in Stainless Steel Appliances
- Primary & 2nd Bedroom (Currently set up as a Den) on the Second Floor, Each with a 3 Piece Ensuite Bathroom
- Third Floor Features 3rd Bedroom with a Wall of Closets, 2 Juliette Balconies, 4 Pc Ensuite Bathroom & Rooftop Sun Deck
- European Style Tilt & Turn French Doors on the Second & Third Floors
- Lower Level Features a Multi Purpose Laundry Room with Plenty of Storage, an Office, Mud

## Room & Powder Room

- Direct Access to Parking & Locker Room
- Fully Fenced, Low Maintenance Flagstone Backyard with Awning & Perennial Plants & Shrubbery

## UPGRADES:

- High Efficiency Furnace with Humidifier Installed (2020)
- Air Conditioning Unit Installed (2020)
- Hot Water Heater Installed (2020) (Rented)
- All Windows Upgraded to Thermal
- All Exterior Doors Upgraded
- 100 Amp & Upgraded Circuit Breaker Panel
- Copper Interior Water Pipes & Copper Water Main

## DETAILS:

- Monthly Maintenance Fees: \$1,098 (Includes: Water, Parking, Locker, Building Insurance & Common Elements)
- 2026 Property Taxes: \$12,852.46
- 2 Underground, Side-by-Side Parking Spots
- 1 Common Locker Room
- English Garden Courtyard & Visitor Parking
- Built in 1973
- 10 Unit Complex

Public School Catchment Area: Rosedale Junior (PK-6), Deer Park Jr & Sr (PK-8)  
 Close Proximity to Some of Toronto's Top Private Schools Including:  
 Branksome, Montcrest, Royal St Georges, York School & Upper Canada College (UCC)























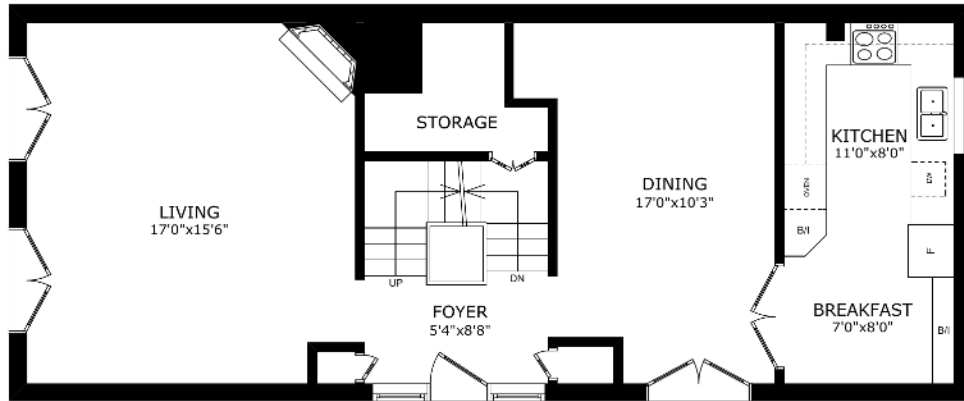




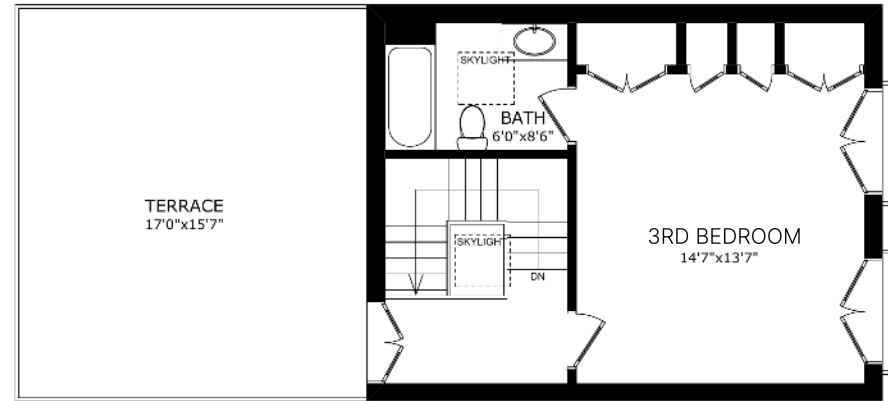




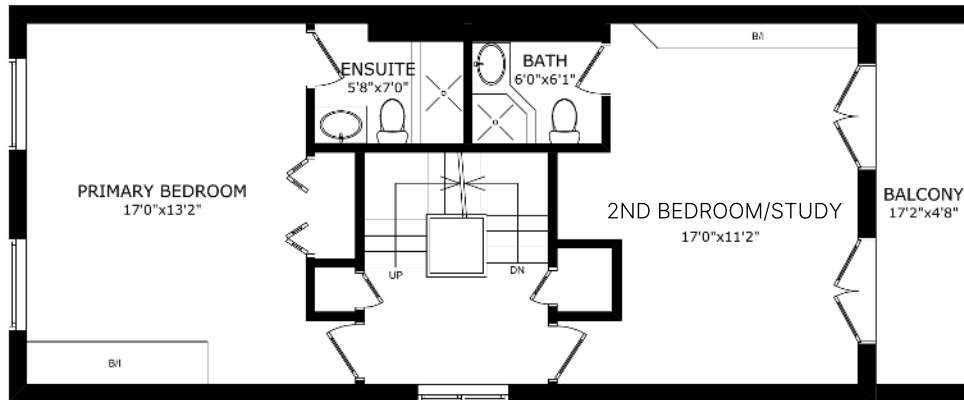
# Floor Plans 52 Maple Ave



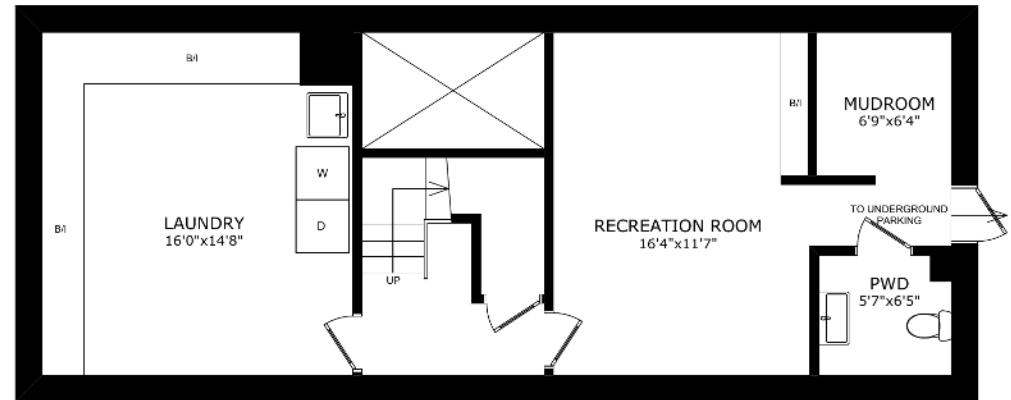
MAIN FLOOR



THIRD FLOOR



SECOND FLOOR



LOWER FLOOR

## ROOM BY ROOM FEATURES

### Main Floor (Approx 8' Ceilings)

- Crown Moulding
- Hardwood Floors in Foyer, Living Room & Dining Room

### Foyer

- Ceiling Mounted Light Fixture
- 2 Windows with California Shutters & 2 Closets Flanking Each Side of the Front Door
- Wainscotting & 4" Baseboards

### Living Room

- Pot Lights & 2 Built-in Ceiling Speakers
- 2 Sets of Double Glass French Door with a Walk-out to the Backyard
- Decorative Fireplace with Stone Surround & Wood Mantle

### Dining Room

- Light Fixture, Pot Lights & 1 Built-in Ceiling Speaker
- Double Glass French Door Entry into the Kitchen
- Wainscotting & 5.5" Baseboards

### Galley Kitchen

- 2 Light Fixtures & 1 Built-in Ceiling Speaker
- Floor-to-Ceiling Custom Wood Cabinetry & Matching Moulding with Built-in Wine Rack, Display Cabinets, Undermounted Lighting over the Granite Countertops, Red Tile Backsplash, 2 Undermounted Franke Stainless Steel Sinks & KWC Single Pull Out Faucet
- Stainless Steel Appliances; Fisher & Paykel Fridge/Freezer, Maytag 4 Zone Induction Stovetop, Built-in GE Profile Microwave & Fan, Built-in Jenn-Air Oven & Miele Dishwasher
- Hardwood Floors

### Staircase

- Oak Hardwood Staircase with Wood Pickets & Bannister
- Wainscotting to All Levels
- 6" Baseboards & Hardwood Floors

### Second Floor

- Landing Features Pot Lights, Wainscotting, Window with California Shutters & 2 Linen Closets Flanking the Staircase

### Primary Bedroom

- Crown Moulding & 2 Wall Mounted Speakers
- 2 Large East Facing Windows Overlooking the Backyard with Blinds
- Double Closet & Broadloom

### 3 Piece Primary Ensuite Bathroom

- Pot Lights
- Glass Enclosed Shower, Wall Mounted Canopy Handheld Shower Head, Shower Niche & Full Height Tumbled Stone Tile & Shower Floor
- Single Vanity with Matching Tumbled Stone Countertop, Porcelain Sink, Zucchetti Single Faucet & Cabinetry
- Wall Mounted Heated Towel Rack & Mirrored Cabinet Above the  
◦ Toto Toilet & Matching Tumbled Stone Tile Floor

### Second Bedroom/Study

- Built-in Wall-to-Wall Cabinetry with Shelving & Glass Display
- Built-in Entertainment Shelving & Cabinets
- 2 Sets of European Tilt & Turn French Doors with Hunter Douglas Blinds
- West Facing Balcony Overlooking the Courtyard
- Hardwood Floors

### 3 Piece Ensuite Bathroom

- Pot Lights
- Glass Enclosed Shower with Zuchetti Ceiling Mounted Rain

## ROOM BY ROOM FEATURES

### Shower Head & Tumbled Stone Tile Surround

- Single Vanity with Matching Tumble Stone Tile Countertop, Undermounted Kohler Porcelain Sink, Tebisa Faucet & Cabinetry
- Wall Mounted Cabinetry Above the Toto Toilet
- Matching Tumbled Stone Tile Floor

### Third Floor

- 2 Skylights (1 Above the Staircase & 1 in the Primary Ensuite Bathroom)
- 3rd Floor Landing Features European Tilt & Turn French Door Walk-out to Rooftop Patio, Wainscotting, 6" Baseboards & Hardwood Floor

### Third Bedroom (Option to be the Primary Suite)

- Crown Moulding
- 2 Sets of Double Closets, both with Custom Drawers & Shelving
- 2 Linen Closets
- 2 Sets of European Tilt & Turn French Doors with Hunter Douglas Blinds & 2 West Facing Juliette Balconies Overlooking the Courtyard
- Broadloom

### 4 Piece Ensuite Bathroom

- Pot Lights & Skylight
- Full Height Mosaic Blue & White Tile Surround & Flooring with Wave Accent
- Shower & Tub with Glass Separator, Grohe Wall Mounted Handheld Shower Head, Maxx Jetted Tub & Full Height Matching Mosaic Blue & White Tile Surround
- Custom Floor-to-Ceiling Cabinetry with Moulding, Single Vanity with Quartz Countertop, Built-in Mirror, Undermounted Porcelain Sink, Single Faucet & Cabinetry

### Lower Level

- Deep Closet with Shelving on Landing Heading to the Basement
- Storage Area Underneath the Stairs
- Basement Landing Features Wainscotting & Parquet Flooring

### Office

- Pot Lights & 2 Built-in Ceiling Speakers
- Custom Floor-to-Ceiling & Wall-to-Wall, Built-in Shelving & Cabinetry

### Mud Room

- Pot Lights & Wainscotting
- Direct Access to the Garage
- Stone Tile Floor

### Powder Room

- Wall Mounted Light Fixture & Single Stand Alone Mirabelle Sink & Toilet
- Wainscotting
- Stone Tile Floor

### Laundry Room

- Pot Lights
- Custom Built-in Floor-to-Ceiling Wood Cabinetry Around the Entire Room
- Tumbled Stone Countertop with Undermounted Laundry Sink, Wall Mounted Faucet
- Electrolux Washer & Dryer
- Stone Tile Floor

### Exterior

- Fully Fenced, Low Maintenance Backyard with Flagstone Patio, Awning, Exterior Lighting & Perennial Plants & Shrubbery



2 Underground Side by Side Parking Spots  
Length 22'3 Ft X Width 18'6 Ft (Approx)



1 Shared Locker Room  
7 Ft Length X 7 Ft Width (Approx)



**INCLUSIONS:** Fisher & Paykal Fridge/Freezer, Maytag 4 Zone Induction Stove Top, Jenn-Air Built-in Stainless Steel Oven, Built-in Stainless Steel Ge Profile Microwave, Miele Dishwasher, Decorative Fireplace, Warmly Yours Towel Warmer, Front Loading Electrolux Washer & Dryer, Bar Fridge in Laundry Room, Furnace, Air Conditioning Unit, Alarm System (Monitoring Extra), Built in Sound System (East Bedroom Control Panel is inoperable and is in as is condition), Awning, All Windows Coverings & Blinds, All Electrical Light Fixtures

**EXCLUSIONS:** All Art Work & Decorative Mirrors



**Rider's Paradise**  
World-class public transportation.



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Mostly flat, excellent bike lanes.



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