



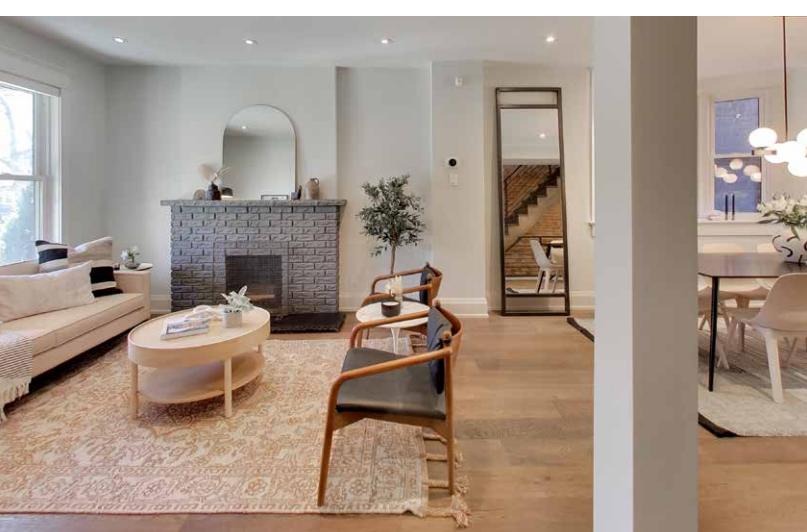
af

AIMEE FAIRWEATHER
& COMPANY

PRESENTS
598 INDIAN ROAD

af

AIMEE FAIRWEATHER
& COMPANY



A PERFECT HARMONY OF FORM AND FUNCTION IN HIGH PARK

Located minutes from Bloor St and High Park, this semi-detached has been completely renovated with an impeccable eye for detail. 9ft ceilings, open-concept design and hand-picked fixtures make the entire home feel spacious and modern.

Rich-toned hardwood floors throughout, an exposed brick feature wall that extends up to the 3rd floor and a wood-burning fireplace give this home character and charm that are hard to match.

A large front porch and vestibule welcome you into the grand main living space that seamlessly integrates the living room, dining room, powder room, and kitchen. The chef in you will rejoice at the quartz countertops, stainless steel appliances, gas stove and natural light that pours in from the walkout to the back deck.

The tranquil primary bedroom is located on the 3rd floor and is complete with a private walk-out terrace, a spacious walk-in closet, and a 5-piece spa-like ensuite with a deep claw-foot soaker tub—it's the ideal place to unwind after a long day.

The laundry is conveniently located on the 2nd floor, along with two spacious bedrooms, a modern 4-piece bathroom and a large family room that could be converted back into a 4th bedroom should the need arise.

The fully renovated basement has been underpinned with 8ft ceilings and features your very own sauna. Not only that, but it has an extra-wide walkout from the large mudroom which includes plenty of built-in storage, and even a dog spa for those mucky paws!

Homes of this caliber rarely become available in High Park.

ADDITIONAL INFORMATION

3 + 1 BEDROOMS & 4 BATHROOMS

Possession | TBD

Property Taxes | \$7,298.83 / 2022

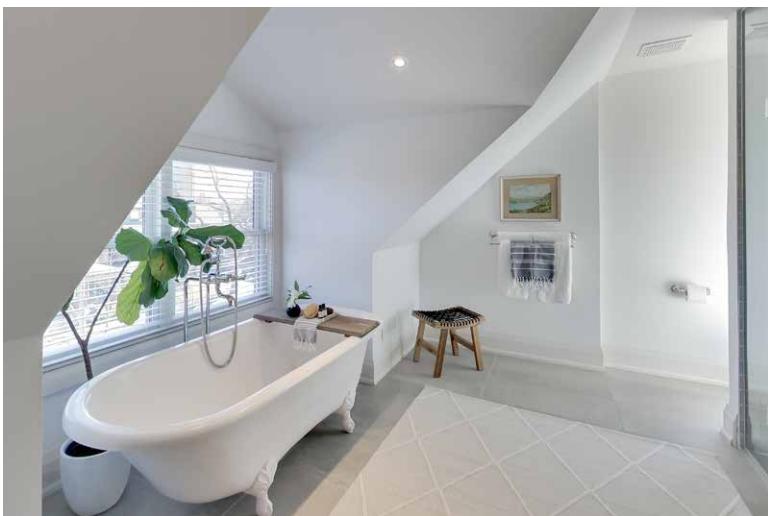
Lot Size | 18 x 112 feet

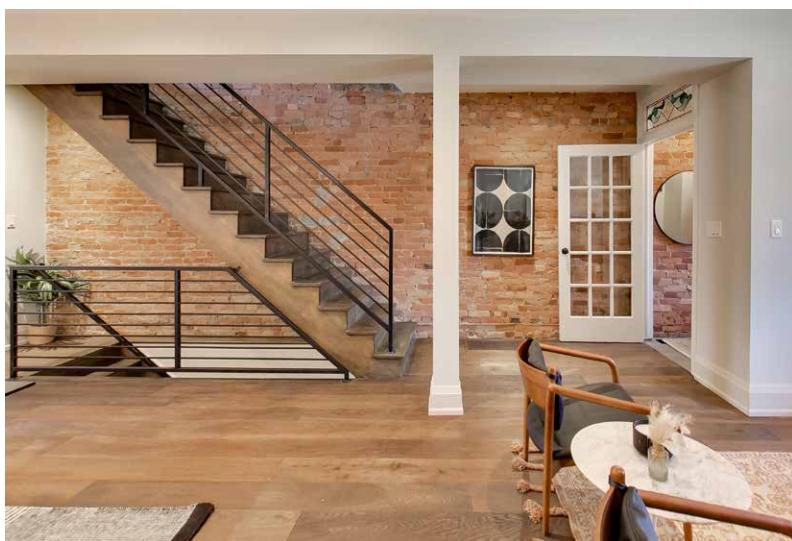
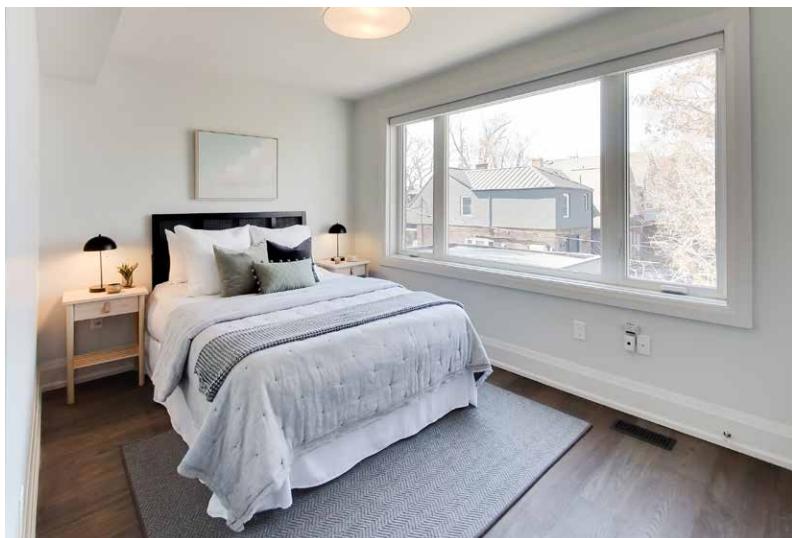
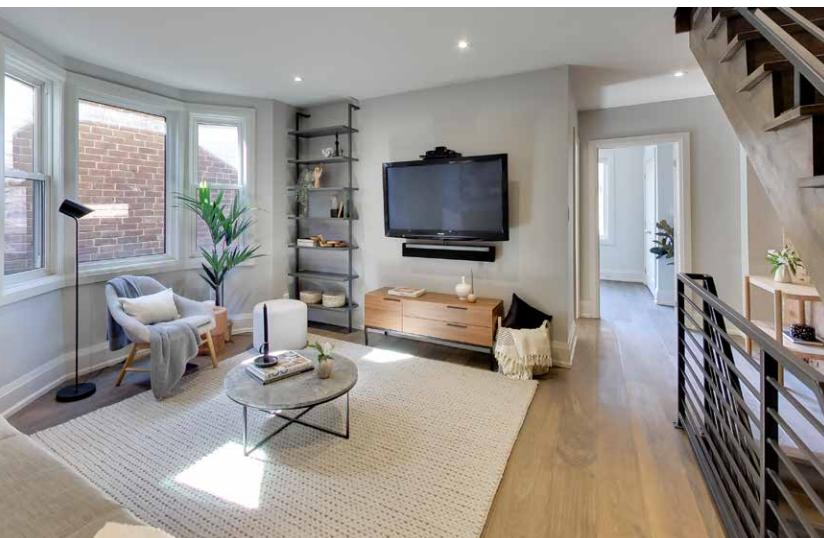
Parking | 2 driveway

Features & Improvements | Underpinned for 8ft ceilings in basement, landscaped backyard and built walkout to basement, added dog shower, added sauna, built master suite on 3rd floor, moved laundry to 2nd floor, created a living area on the 2nd floor, added large picture window to rear bedroom on 2nd floor, added heated floors to bathrooms

For more information, visit:

598IndianRd.com





af

AIMEE FAIRWEATHER
& COMPANY

Aimee Fairweather, Sales Representative
647.296.4843 | aimee@aimeefairweather.com

SAGE

Sage Real Estate Ltd., Brokerage
2010 Yonge Street, Toronto, ON M4S 1Z9

Information and statements contained herein are from sources deemed to be reliable and assumed to be correct but no warranty or representations are made as to the accuracy thereof and same is subject to errors or omissions. This feature sheet is not intended to solicit Sellers or Buyers currently under contract with another brokerage. Designed and printed by Sage Real Estate. SageRealEstate.ca