Welcome to

35 Bywood Drive

In Rosethorn Park

Presented by:

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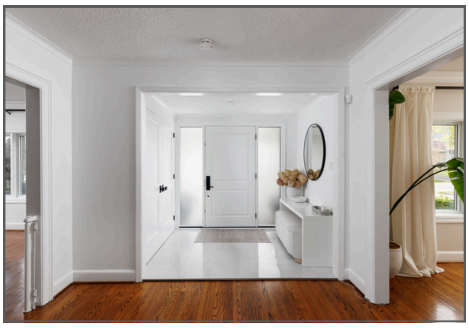
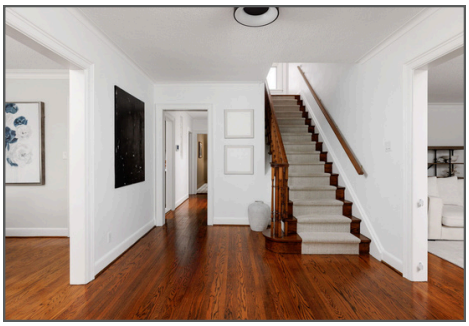
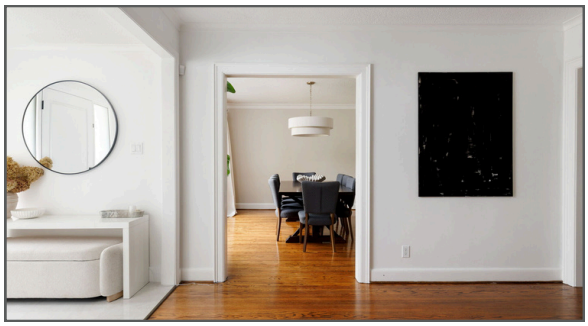
RESIDENTIAL GROUP

ROYAL LEPAGE
Royal LePage Real Estate Services Ltd., Brokerage



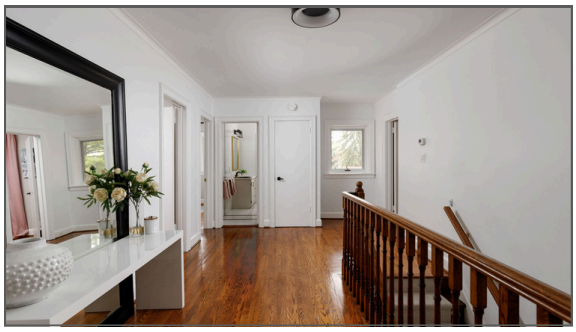
Large principal room, a modern foyer with new tile flooring, updated closet with solid wood doors, a spacious living area with a fireplace, and a wide window overlooking the front yard.

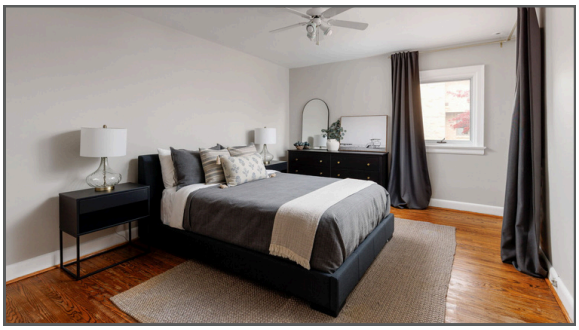




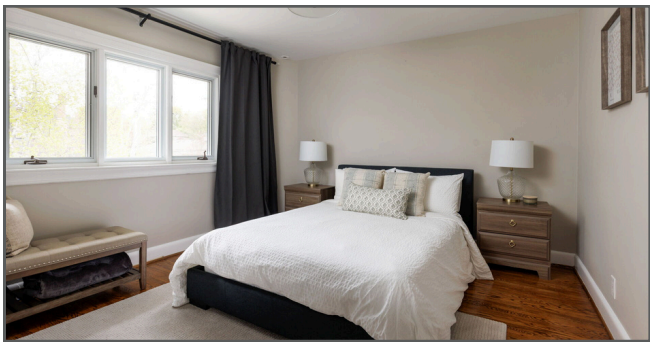
Oversized, renovated eat-in kitchen with newer stainless steel appliances, an electric cooktop, wall-mounted oven and microwave, new stone counter and backsplash, new tiling and entrance from mudrom/breezeway.

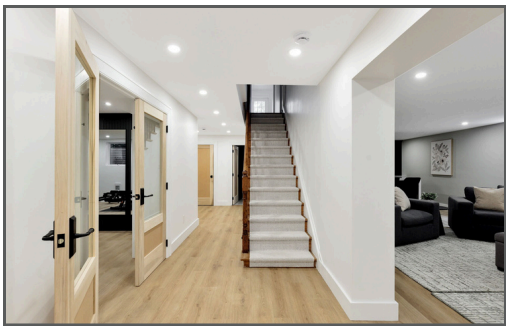
Expansive family room with built-in shelving, hardwood floors, and a bay window overlooking the rear yard oasis, and an updated 3pc washroom and a private office space that can easily be converted into an additional bedroom.

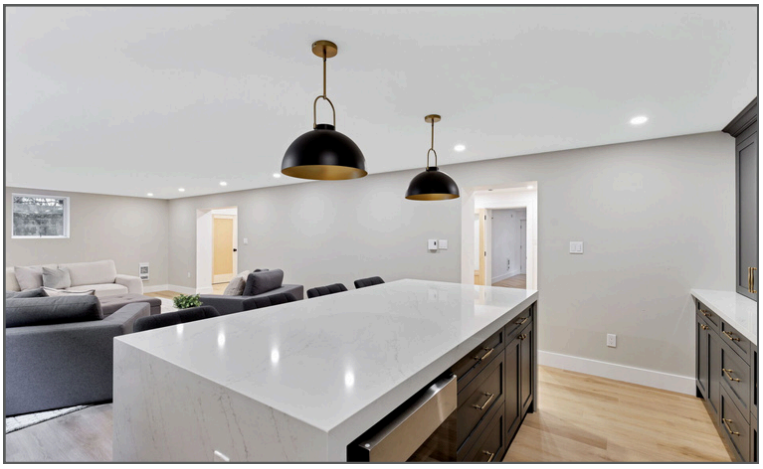


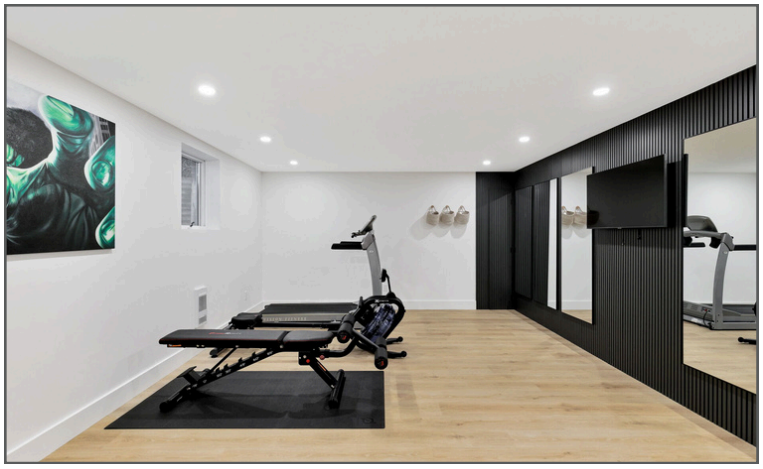


5 excellent-sized bedrooms complemented by bright windows, ample closet space, a shared 4-piece bath, and hardwood floors. A primary bedroom complete with 4pc ensuite and large walk in closet









Extensively renovated basement with above-grade windows, high ceilings, and pot lights, featuring updated flooring, an oversized recreation room with a wet bar, an exercise room, a large laundry room with ample storage, a powder room, and a separate side entrance/exit to the rear yard.

Professionally landscaped grounds, fully fenced yard surrounded by mature greenery, stone patio, a large heated pool with updated filter, a hot tub, a relaxing gazebo, a double car garage, and an oversized driveway.

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Special Features and Inclusions

OFFERED AT: $3,075,000.00

TAXES: $11,922.11 (2025)

POSSESSION DATE: TBA

INCLUSIONS: Existing: Stainless steel fridge, stainless steel stove, stainless steel built-in dishwasher, stainless steel wall-mounted oven, stainless steel wall-mounted microwave, washer and dryer, all electrical light fixtures, all window coverings, garage door openers and outdoor play structure.

HOME FEATURES SUMMARY:

Main Floor

- Modern foyer with new tile flooring
- Updated closet with solid wood doors
- Spacious living area with fireplace
- Renovated eat-in kitchen
- Newer stainless steel appliances
- Radiant electric cooktop
- French-door refrigerator
- Wall-mounted oven and microwave
- New stone counter and backsplash
- Newly painted cabinetry
- Formal separate dining area
- Large family room with built-in shelvings
- Bay windows overlooking the rear patio/pool
- Private office space/ 6th bedroom
- Renovated 3pc bathroom
- Large principal rooms
- Hardwood floors
- Newly painted walls

Second Floor

- Five excellent-sized bedrooms
- Large closet space in bedrooms
- Private 3pc ensuite in the primary
- A walk-in closet in the primary
- Updated 4pc bathroom
- Hardwood floors
- Large windows throughout

Lower Floor

- Extensively renovated basement
- Above-grade windows
- High ceilings
- Large rec room with a wet bar
- Exercise room
- Laundry room with ample storage
- Temperature-controlled storage area
- Pot lights throughout
- Separate side entrance/exit
- Updated flooring
- Newly painted walls

Exterior

- Brick exterior
- Double car garage
- Oversized private driveway
- Remodeled breezeway
- Professionally landscaped yard
- Fully fenced rear yard
- Large in-ground pool and hot tub
- Stone patio
- Relaxing gazebo

Mechanicals

- Advanced security system
- Triple-lock front door
- Security film on windows (main and basement)
- New electrical subpanel
- EV Charger
- Generac backup generator
- New (rental) water heater installed
- New insulation with a dedicated heating system

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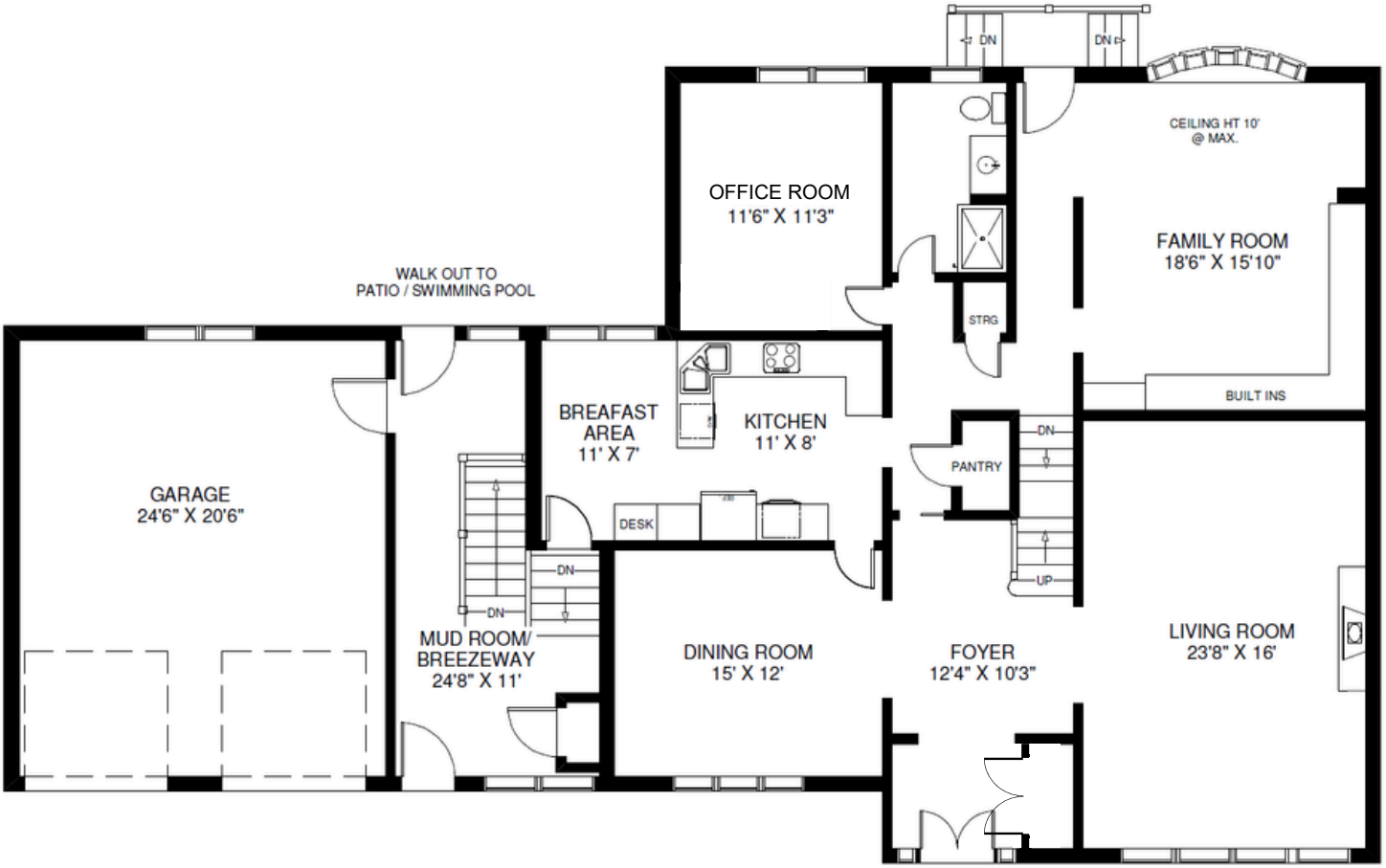
MAIN FLOOR APPROXIMATELY 2100 SQ. FT.



Please note: Measurements may not be 100% accurate. Floor plans are provided for convenience and are to be used as a guide only.

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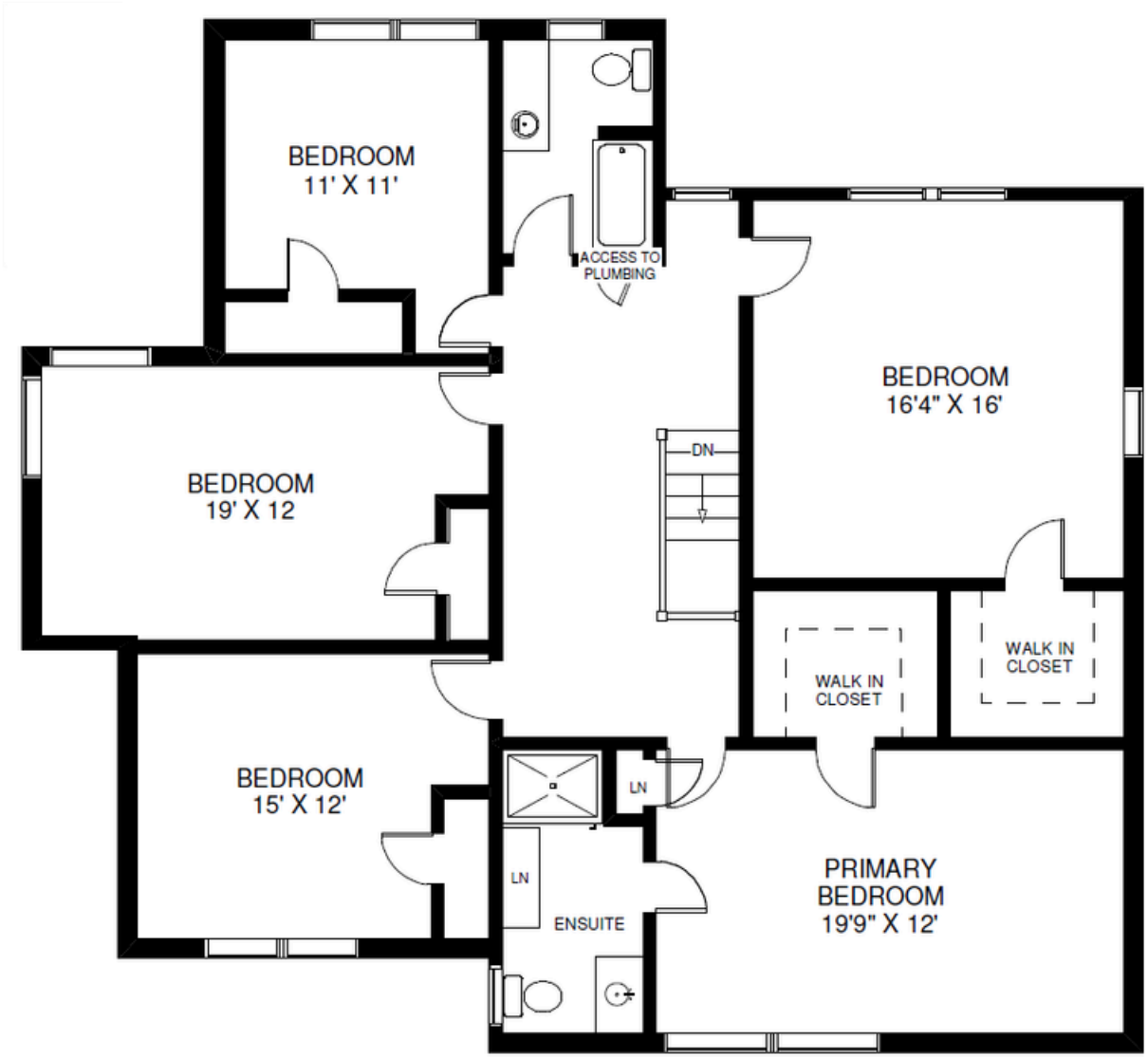
SECOND FLOOR APPROXIMATELY 1700 SQ. FT.



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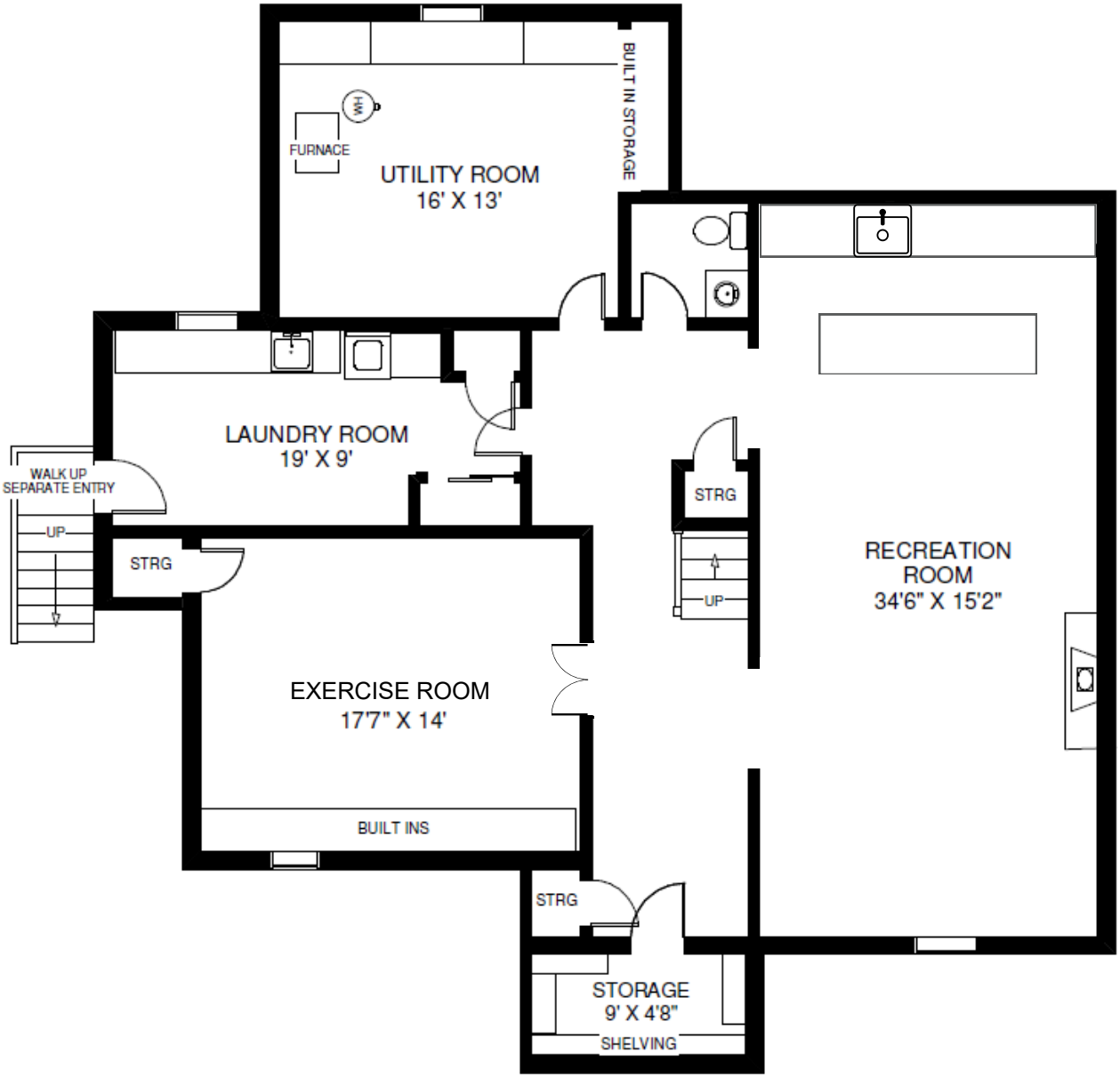
LOWER FLOOR APPROXIMATELY 1750 SQ. FT.



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Take advantage of this rarely available renovated family home in Rosethorn Park. Situated on a quiet tree-lined street just steps to top-rated schools, Thorncrest Plaza, transit, and neighbourhood parks, this amazing home is ideal for any family seeking size, well-appointed finishes, and an exceptional property with the potential for generational living. Meticulously maintained and extensively improved, this two-storey home offers over 5400 sq ft of total living space that features 5 excellent-sized bedrooms, 4 bathrooms, a thoughtfully refreshed custom eat-in kitchen with new flooring, new stone counters and stainless steel appliances. Bright and well-appointed principal rooms, including a large living room, an oversized formal dining area connected to the kitchen, a main floor family room overlooking the rear yard oasis, and featuring a custom-built-in wood wall cabinet. A main-floor private office is ideal for those who work from home or convert it into a 6th bedroom. The extensively renovated lower level features a spacious recreation/family room with a wet bar, custom stone island, a dedicated exercise room (potential 7th bedroom, 2pc washroom and an oversized laundry room. The separate entrance offers the potential to create a separate income-generating unit or private entrance for generational living. Relax and enjoy the benefits of the rear yard oasis, complete with a large inground concrete heated pool with updated equipment, hot tub, stone patio, gazebo, and a large landscaped yard with children's play structure.

AREA OF INFLUENCES

- **Parks and Recreation:** Islington Golf Club, Rosethorn Tennis Club, Rosethorn Park, Islington Heights Park, and Chestnut Hill Park.
- **Shopping:** 5-minute drive from the shops and businesses on Thorncrest Village, Humbertown Plaza and Bloor and Islington Place
- **Transit:** A short walk from the nearest TTC bus stop and close to Kipling and Islington Subway Station
- **Public Schools:** Humber Valley Village (PS-8), Rosethorn Public School (K-5), and Etobicoke Collegiate (HS)
- **Catholic Schools:** Our Lady of Sorrows (K-8), Our Lady of Peace, Bishop Allan (HS), and Michael Power (HS)

Please scan the QR codes below to view the virtual tour and video

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VIRTUAL TOUR

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VIDEO

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