

WELCOME TO
107 RIDGE DRIVE



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ROYAL LEPAGE



ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE

Welcome to
107 RIDGE DRIVE

Features of this Home:

- Stunning centre hall home in highly desirable prime Moore Park location – rated the city's top neighbourhood
- Incredible curb appeal
- Renovated throughout - see list of improvements below
- Very bright and well laid out
- 2,920 square feet plus 1,080 on lower level
- Just a short walk to Whitney and OLPH schools
- Beautifully landscaped outdoor spaces
- Stunning back garden which includes a cedar deck, brick patio and terraced garden down to a large yard
- Very spacious third floor deck with custom railings perched amongst the tree tops
- Ideal spot for children – dead end street
- Easy access to TTC, the shops of Summerhill Avenue and the ravine

Improvements:

- New rear brick patio (2011)
- New gas water heater (2010)
- Complete third floor renovation including new plumbing and mechanics, new floors, doors, windows, bathroom and third floor deck (2003/2004)
- New Space Pak air conditioning system (2002)
- Two new gas fireplaces in living room and lower level
- New electric fireplace on third floor
- Finished basement
- Irrigation system (front and back garden)
- Triple pane beveled windows
- New hardwood floors on main floor
- Built-in sound system on main floor, second floor and lower level

Main Floor

Foyer

- Separate vestibule
- Wainscoting
- Marble floor
- Crown moulding
- Pot lights
- Closet
- Leaded glass French doors to dining room

Living Room

- Hardwood floor
- Gas fireplace with stone surround
- Crown moulding
- Pot lights
- Leaded glass French doors overlooking front garden
- Walkout to deck, stunning brick terrace and landscaped gardens
- Beautiful city skyline views

Dining Room

- Hardwood floor
- Wainscoting
- Pot lights
- Crown moulding
- Leaded glass French doors to foyer and overlooking front garden
- Walk through to kitchen

Kitchen

- Renovated
- Hardwood floor
- Crown moulding
- Custom cabinetry
- Breakfast bar
- Marble mosaic tile backsplash
- Caesarstone counter
- Double sink
- Redwood ceiling entrances to living room and dining room
- Great flow for entertaining
- Stunning view of terrace and city skyline
- Walkout to deck and terrace

Note: Seller chose not to have a range hood above stove but it has been roughed-in

Second Floor

(Spacious landing with wainscoting, hardwood floor and French doors overlooking the back terrace and garden with stunning city views)

Master Bedroom

- Hardwood floor
- Crown moulding
- Leaded glass windows

Separate dressing area with built-in closets and drawers

Renovated Four Piece Ensuite

- Separate shower
- Deep soaker tub

Second Bedroom

- Hardwood floor
- Crown moulding
- Closet
- Leaded glass windows

Third Bedroom

- Hardwood floor
- Crown moulding
- Closet
- Leaded glass windows

Study

- Hardwood floor
- Built-in bookshelves
- Leaded glass windows
- South view over stunning terrace, garden and city skyline

Updated Four Piece Bathroom

Third Floor

(This level was designed and engineered to accommodate dividing the space into two bedrooms if someone chose to do so. It could also be used as an alternate master bedroom. Exceptionally bright and airy)

Fourth Bedroom

- Hardwood floor
- Pot lights
- Built-in bookcase
- Leaded glass windows
- Leaded glass French doors with walkout to deck with amazing south views

Family Room (Potential Fifth Bedroom)

- Hardwood floor
- Pot lights
- Leaded glass windows
- Electric fireplace
- Leaded glass French doors with walkout to deck with amazing south views

New Four Piece Bathroom with deep soaker claw foot tub

Lower Level

(Hidden storage closet at the top of stairs)

Family Room

- Spacious
- Broadloom
- Gas fireplace
- Pot lights
- White washed paneled walls

Two Piece Bathroom

Wine Cellar/Additional Storage Room

- Concrete floor
- Pot lights
- Clay wine storage

Laundry Room

- Wall to wall built-in closets
- Double sink
- Maytag washer and dryer
- Space for folding laundry
- General Electric fridge for additional storage
- Microwave

Utility Room

- Concrete floor
- Built-in shelves
- Workbench

Additional Information

Inclusions: Amana side by side fridge/freezer, Maytag double wall ovens, Chambers gas stove, General Electric Profile built-in dishwasher, Maytag washer and dryer, fridge in lower level laundry room, microwave in lower level laundry room, all window coverings (except where excluded), all electric light fixtures (except where excluded), vintage wrought iron patio furniture and cushions on third floor deck, hot water tank (owned), alarm system (to be assumed), irrigation system and equipment, Space Pak air conditioning system and equipment and gas boiler and equipment.

Exclusions: All artwork, master bathroom and third floor sconces, draperies and rods in living room and dining room, doors on west wall built-in on third floor and all garden planters.

Lot: 44 feet by 180.83 feet.

Driveway: Private driveway with attached garage.

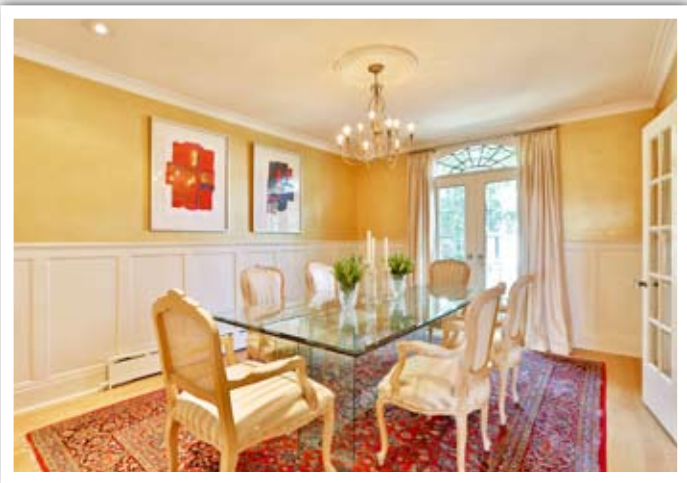
Heating: Hot water gas.

Cooling: Space Pak air conditioning.

Taxes: \$13,791.06 (2013 annual).

Possession: Sixty days or to be arranged.

Offered for Sale at \$2,450,000



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