

Welcome to  
**285 HEATH STREET EAST**

Rarely do you see this level of design, finish and craftsmanship. Flawless design by acclaimed interior designer Kate Zeidler. Well executed by high end custom builder Cliff and Evans Ltd. Ideal layout for everyday living with all of the modern conveniences one could want. Private, landscaped south garden with irrigation system and landscape lighting. Well located within minutes of the many amenities of Yonge and St. Clair and close to the city's top schools, parks and ravine system.

**Features of this Home and Neighbourhood:**

- Highly desirable location in prime Moore Park
- Exceptional renovation by reputable high end builder Cliff and Evans Ltd. Essentially a new home with a "back to the studs" renovation.
- Complete interior design by acclaimed interior designer Kate Zeidler
- 3,549 square feet in total
- Superior design and floor plan
- High end finishes throughout
- Wide plank European White Oak hardwood floor throughout the home (no broadloom!)
- Custom stairs to match hardwood flooring
- In-floor hot water radiant heating throughout the lower level
- New technology LED pot lights with "warm white light"
- High baseboards throughout
- Built-in speakers (Kitchen, Living Room, Dining Room, Master Bedroom and Recreation Room)
- Custom millwork and solid doors throughout
- Dedicated water supply to each fixture set (great water pressure)
- High Quality Emtex Passage Sets throughout (not builder grade)
- New roof with 20 year warranty
- Large professionally landscaped south facing garden by Artistic Gardens which includes new interlock driveway, in ground irrigation and landscape lighting
- Natural gas hookup for barbeque or outdoor fireplace
- Private drive
- Conveniently located across the street from Moorevale Park with playground, splash pad, tennis courts and lawn bowling
- Entrance to the wonderful ravine system just down the street
- A short walk to the Brickworks Market on the weekend or wind your way through the city on the walking and bike trails
- Great public schools in district: Whitney, Our Lady of Perpetual Help, Deer Park Junior and Senior Public School and North Toronto Collegiate
- Close proximity to some of Toronto's best private schools: Branksome Hall, Greenwood College, Upper Canada College and Bishop Strachan
- Close to Mooredale House, a fabulous local community centre with kids programming, camps, pool, preschool etc.
- Easy access to express bus to downtown on Mount Pleasant Road
- Walk to the subway and amenities of Yonge and St. Clair
- Walk to amenities of Mount Pleasant Road and Bayview Avenue
- Two year construction warranty from March 2014

**Additional Information:**

<b>Inclusions:</b>	Stainless steel Kitchen Aid French door refrigerator, stainless steel AGA 36" Professional gas range with five burner gas cooktop, Professional range vent hood, stainless steel Kitchen Aid dishwasher, stainless steel Panasonic Genius Inverter microwave oven, Maytag front loading washer, Maytag front loading dryer, all electric light fixtures (except where excluded), roughed in alarm system, central air conditioning system and equipment and gas burner and equipment.
<b>Exclusions:</b>	All chandeliers and ceiling light fixtures.
<b>Rental:</b>	Hot water tank.
<b>Heating:</b>	Forced air gas.
<b>Cooling:</b>	Central air conditioning.
<b>Lot Size:</b>	30 feet by 144 feet.
<b>Drive:</b>	Private driveway.
<b>Taxes:</b>	\$8,203.42 (2013).
<b>Possession:</b>	Immediate.

**Offered for Sale at \$2,495,000**

# 285 HEATH STREET EAST

