



104 MOORE AVENUE

Cailey
HEAPS ESTRIN
REAL ESTATE SERVICES

www.104MOOREAVENUE.com

FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Sophisticated four bedroom home in highly desirable Moore Park
- Open concept kitchen and dining room with French doors to deck and landscaped garden
- High ceilings
- Large master suite on second floor with sitting area, built-in closets and five piece ensuite
- Renovated chef's kitchen with oversized island and high end appliances
- Professionally landscaped gardens
- No through traffic in the neighbourhood
- Good access to the ravine system
- Great public schools in district: Deer Park Junior and Senior Public School, Our Lady of Perpetual Help and North Toronto Collegiate
- Close proximity to some of Toronto's best private schools: Branksome Hall, Greenwood College, Upper Canada College and Bishop Strachan School
- Close to Mooredale House, a fabulous local community centre with kids programming, camps, pool, preschool etc.
- Easy access to express bus to downtown and Mount Pleasant Road
- Wonderful neighbours and tremendous sense of neighbourhood
- Excellent local schools and programs

IMPROVEMENTS:

- Extensively renovated/rebuilt in 2006
- New 50 gallon hot water tank (2014)
- New driveway (2014)
- Professionally landscaped (2014)

- New furnace (2013)
- Custom California shutters on main floor (2012)
- Laundry room renovation with new Miele washer and dryer (2012)
- New high-end chef's kitchen (2010)
- New roof including vents and flashing (2009)
- Home reinsulated in lower level, crawlspace, kitchen, flat roof above kitchen area and third floor (2009)
- Hardwood floors refinished on main and second floors

ADDITIONAL INFORMATION:

Inclusions: Stainless steel Sub-Zero refrigerator, stainless steel Wolf four burner stove, stainless steel Ventahood rangehood, stainless steel Whirlpool built-in dishwasher, Miele washer and dryer, all Nest smoke alarms, all electric light fixtures (except where excluded), all California shutters, all window coverings, garden shed, garden planters in back yard, Nest thermostat, hot water tank (owned), Mitsubishi Mr. Slim air conditioning unit and equipment and gas burner and equipment.

Exclusions: Dining room chandelier, fireplace screen in living room, barbeque and garden statues in back yard.

LOT: 26.25 feet by 144 feet.
 PARKING: Mutual driveway with licensed widened driveway and one parking space.
 HEATING: Forced air gas.
 AIR CONDITIONING: Split system air conditioning.
 TAXES: \$9,738.92 (2015 annual).
 POSSESSION: Flexible.

Offered for Sale at \$1,650,000



Cailey
HEAPS ESTRIN
REAL ESTATE SERVICES

Sales Representative

your
BEST MOVE

Office: 416.424.4900
Email: cailey@heapsestrin.com
Web: heapsestrin.com



1391 Bayview Avenue, Toronto M4G 3A6



Main Floor

FOYER

- Hardwood floor
- Closet
- Pot lights
- Leaded windows
- Crown moulding

LIVING ROOM

- Hardwood floor
- Wood burning fireplace with wood mantle and stone surround
- Bay window
- Pot lights
- Crown moulding
- California shutters



DINING ROOM

- Hardwood floor
- Pot lights
- Alcove for buffet
- Crown moulding
- Open concept

KITCHEN

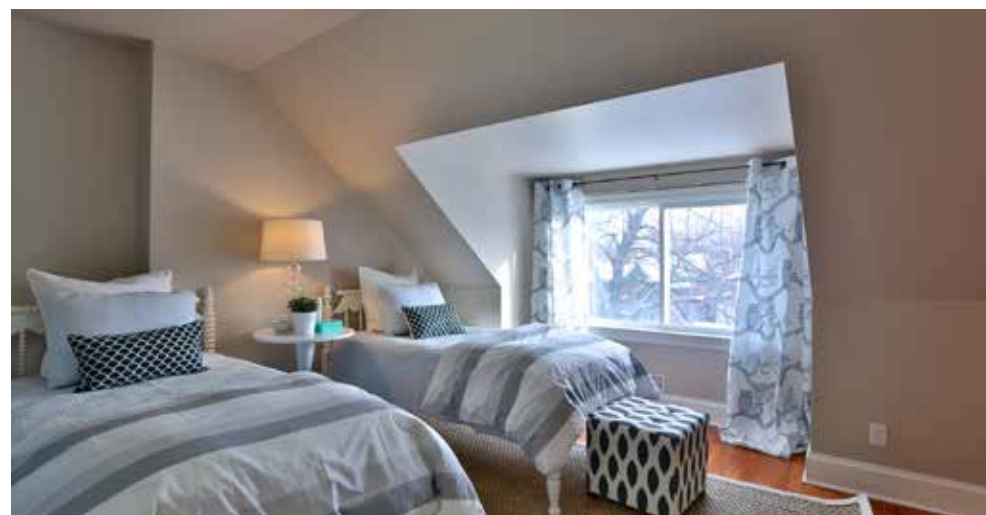
- Hardwood floor
- Excellent natural light
- Pot lights
- Custom cabinetry with marble countertops and soft close hinges
- Oversized centre island with storage and seating
- Built-in full height pantry
- Built-in shelves for cookbooks
- High end stainless steel appliances
- Trough sink
- Overlooks and open to dining room and sitting room
- Walkout to backyard

SITTING AREA

- Hardwood floor
- Pot lights
- French doors
- Walkout to deck and garden

POWDER ROOM





Second Floor

MASTER BEDROOM

- Hardwood floor
- Full sitting area with wood burning fireplace with wood mantle and marble surround
- Bay window
- California shutters
- Crown moulding
- Spacious walk through closet with built-in drawers and closets
- Overlooks front yard

FIVE PIECE ENSUITE

- His and Hers sinks
- Pot lights
- Separate shower with glass enclosure and rain head shower head

SECOND BEDROOM (currently used as office)

- Hardwood floor
- Large closet
- Overlooks back garden

FOUR PIECE BATHROOM

Third Floor

THIRD BEDROOM

- Hardwood floor
- Overlooks back yard

FOURTH BEDROOM

- Hardwood floor
- Overlooks front yard

FOUR PIECE BATHROOM



Lower Level

(Separate Entrance)

MUDROOM

- Tile floor
- Wall to wall custom built-in closets and shelves
- Built-in shelves
- Open to laundry room

RECREATION ROOM

- Tile floor
- Pot lights
- Above grade window

OFFICE

- Tile floor

LAUNDRY ROOM

- Renovated in 2012
- Tile floor
- Pot lights
- Built-in cabinets
- Laundry sink
- Newer Miele front loading washer and dryer (2012)
- Countertop for folding laundry
- Above grade windows

STORAGE/UTILITY ROOM



Cailley
HEAPS ESTRIN
REAL ESTATE SERVICES

