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# HEAPS ESTRIN

REAL ESTATE TEAM

*your*  
**BEST MOVE**

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# HEAPS ESTRIN

REAL ESTATE TEAM

## 90 ROSE PARK DRIVE

Newly renovated and located on a quiet street with no through traffic in Moore Park. This comprehensively renovated home offers a master with an attached office, ensuite and a walk-in closet. The family room overlooks a charming backyard and patio, while the living room facilitates an abundance of natural light flowing from three directions. A brilliant centre hall layout. You'll have plenty of parking with the rare double width private driveway, but you can leave the car at home and take a short stroll to Yonge & St Clair. This neighborhood also provides the best schools in Toronto and scores highly on walk, transit and bike accessibility.

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## MAIN FLOOR

### Foyer

- Marble tile floor
- Closet
- Wainscotting

### Living Room

- Abundance of natural light – triple exposure from the south, east and west
- French doors to foyer
- Hardwood floor
- Wood burning fireplace with custom mantle and one piece marble slab base
- Built-in cabinets flanking fireplace
- Bay window
- California shutters
- Crown moulding
- Pot lights
- Overlooks front and side yards

### Dining Room

- French doors to foyer
- Hardwood floor
- Wainscotting
- Pot lights
- Large windows with California shutters
- Open to kitchen and family room
- Overlooks front yard

### Kitchen

- Hardwood floor
- Custom cabinetry with granite countertops and new glass hardware
- Valence lighting
- Breakfast bar
- Stainless steel appliances
- Double granite undermount sink
- Marble and glass tile backsplash
- Pot lights
- Water filtration system

### Family Room

- Sunken
- Radiant heated porcelain tile floor
- Pot lights
- French doors with walkout to garden and patio

### Renovated Powder Room

- Radiant heated tile floor
- Custom vanity
- Comic strip tiles imported from Spain





## SECOND FLOOR

### Master Suite

- Hardwood floor
- Gas fireplace with wood mantle and stone surround
- Walk-in closet with custom organizers
- Pot lights
- California shutters
- Custom drapery
- Closet

### Separate Office Area overlooking Garden

### Renovated Five-Piece Ensuite

- Radiant heated marble tile floor
- Marble wall tiles
- Custom built-in vanity with marble slab countertop
- His and Hers undermount sinks
- Exhaust fan
- Separate shower with glass enclosure, shelving nook, custom granite slab floor and custom granite surround
- Soaker tub
- California shutters
- Pot lights

### Second Bedroom

- Hardwood floor
- Double closet with built-in shelving
- California shutters
- Overlooks front yard

### Third Bedroom

- Hardwood floor
- Double closet with built-in shelving
- California shutters
- Overlooks front yard

### Renovated Three Piece Bathroom

- Marble tile floor
- Large shower with custom granite slab floor and custom granite surround
- Custom vanity
- Wall sconces

### Two Linen Closets

## LOWER LEVEL

(Separate Side Entrance)

### Recreation Room

- Spacious
- Broadloom
- Pot lights
- Above grade windows

### Fourth Bedroom

- Broadloom
- Double closet with built-in shelving
- Above grade window

### Updated Three Piece Bathroom

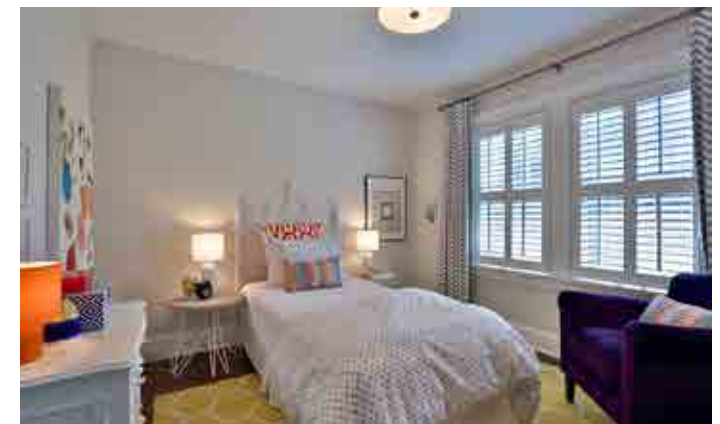
### Storage Closet below which wraps below stairs

### Utility Room/Laundry Room

- Storage
- Laundry tub

### Work Room/Storage

- Tile Floor



## FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Newly renovated three bedroom centre hall home in desirable Moore park – originally four bedrooms converted to three
- Living room provides an abundance of natural light flowing from three directions
- Sunken family room overlooking a charming backyard and patio
- Master suite offers an attached office, five piece ensuite and walk-in closet
- Private, fenced garden
- Rare double width private driveway
- Quiet pocket in Moore Park
- No through traffic in the neighbourhood –great for children
- Good access to the ravine system
- Walking distance to the subway and the many amenities of Yonge and St. Clair
- Great sense of neighbourhood
- Excellent local schools and programs: Deer Park Junior and Senior Public School and North Toronto Collegiate Institute and Northern Secondary School
- Easy access to fabulous parks and the library

## IMPROVEMENTS:

- New American Standard high efficiency furnace (March 2015)
- New roof with 30 year plus shingles (October 2014)
- New Honeywell whole home steam humidifier with water filtration system
- Electrical system rewired throughout
- Professionally landscaped backyard with new patio stones, new stairs to backyard, new patio doors and new tool shed with concrete foundation base
- New pot lights throughout
- New light fixtures throughout
- New Preverco hand scraped maple hardwood on main and second floors with new half inch plywood on top of original subfloors and all subfloors reinforced
- All original doors refinished with new hardware
- Interior painted throughout
- California shutters repainted throughout
- Attic insulated with spray foam
- New custom entry and side entry door (made of fiberglass composite) with triple deadbolt locking mechanism and Medeco entry key system
- New marble tiles in foyer
- New custom staircase with new custom posts, banisters, risers etc.
- New custom built-in cabinets
- New custom fireplace in living room
- New granite countertops, backsplash, cabinetry, hardware and sink in kitchen
- New kitchen appliances
- New valence lighting in kitchen
- New water filtration system in kitchen
- New main floor family room including French doors with built-in privacy blinds and triple deadbolt locking mechanism, new spray foam insulation throughout and radiant heated tile floor
- New main floor powder room
- New custom stairs in master bedroom to separate office area
- New Five Piece master bedroom ensuite including new plumbing
- New second floor bathroom
- New custom staircase in lower level with custom posts, banisters, risers etc.
- New wool broadloom in lower level recreation room and lower level bedroom
- Updated lower level bathroom
- New LG washer and dryer in lower level
- New laundry room vanity/sink in lower level
- New interlock stone driveway – large enough to fit two vehicles side by side

## ADDITIONAL INFORMATION:

**Inclusions:** General Electric Profile fridge with bottom freezer, Wolf four burner gas oven, Euro exhaust fan, Panasonic microwave, Asko built-in dishwasher, water purifier, LG washer and dryer, all electric light fixtures, all window coverings, all California shutters, alarm system and equipment (monitoring extra), central vacuum system and equipment, central air conditioning system and equipment and gas burner and equipment.

**Exclusions:** None.

**Rental Items:** Hot water tank and ADT alarm system (\$46.27 per month).

**Lot:** 36.67 feet by 70.58 feet.

**Parking:** Double width private driveway

**Heating:** Forced air gas.

**Air Conditioning:** Central air conditioning.

**Taxes:** \$ 7,175.99 (2015 annual).

**Possession:** Flexible.

# OFFERED FOR SALE AT \$1,700,000

