www.289HEATHSTREETEAST.com

HEAPS
ESTRIN
REAL ESTATE TEAM

*your* BESTMOVE


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## 289 HEATH STREET EAST

Welcome to this charming and bright home on a family-friendly street in a prime Moore Park location. Well renovated throughout with excellent quality and workmanship. The generously sized principal rooms and large windows provide a spacious and welcoming environment, filled with natural light. Gorgeous kitchen with garden views. Large master bedroom with walk-in dressing room and four piece ensuite. Unique home studio in the backyard with high ceilings and heated floors. Beautifully landscaped mature gardens. Conveniently located near Moorevale Park, the ravine system and some of Toronto's best schools. A quick walk offers access to transit and the amenities of Yonge and St. Clair.

## FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Highly desirable location in prime Moore Park
- Excellent location on family friendly, tree-lined street
- Exceptional design with generously sized principal rooms
- Spacious foyer
- Original leaded glass windows in living room, dining room and landing
- Hardwood floors throughout
- Custom kitchen with marble countertops, glass display shelves and high end appliances
- Open concept family and breakfast room with walkout to garden
- Covered deck off main floor family room
- Wonderful master retreat with dressing room, spacious ensuite and walkout to large balcony
- Large, well renovated lower level laundry room
- Fantastic outdoor living spaces with expansive upper balcony
- South facing private rear garden
- Private south facing, heated studio with twelve foot ceiling - ideal for home office, gym, music room or hobby/craft room
- Private driveway with oversized garage with additional upper level storage
- 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
- Well maintained family home with excellent square footage
- Large windows throughout provide wonderful natural light
- Great public schools in district: Whitney, Our Lady of Perpetual Help, Deer Park Junior and Senior Public School, Northern Secondary School and North Toronto Collegiate
- Close proximity to some of Toronto's best private schools: Branksome Hall, Greenwood College, Upper Canada College, Bishop Strachan and The York School
- 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

## RECENT IMPROVEMENTS:

- Driveway repaved (2014)
- New doors and hardware in lower level (2014)
- Heating cable installed on roof (2014)
- New wood cladding installed at side entrance to lower level (2014)
- Exterior painted throughout including fascia and soffits (2013)
- New lower level bathroom (2013)
- New custom blinds in lower level (2013)
- Replaced bricks and mortar at base of front porch (2013)
- New two storey rear addition and significant interior renovation (2005)

## ADDITIONAL INFORMATION:

| | |
|---|---|
| Inclusions: | Paneled Sub-Zero fridge with bottom freezer, Gaggenau wall oven, Fisher Paykel five burner gas cooktop, Miele exhaust fan, Miele dishwasher, Bosch washer and dryer, all electric light fixtures (except where excluded), all window coverings (except where excluded), long white desk in lower level, fridge in lower level, hot water tank, central air conditioning system and equipment and gas burner and equipment. |
| Exclusions: | Decorative pot holder on breakfast room wall, antique display cabinet in second floor bathroom, wall sconce candle holders in living room, all bedroom draperies, light fixture in main floor foyer and master bath vanity mirror. |
| Heating: | Forced air gas. |
| Cooling: | Central air conditioning. |
| Lot Size: | 33.33 feet by 144 feet. |
| Drive: | Private driveway with detached oversized garage. Speak to listing agent for more information. |
| Taxes: | $8,876.49 (2016). |
| Possession: | Mid July 2016 or to be arranged. |

# OFFERED FOR SALE AT $1,895,000

# MAIN FLOOR

**Large foyer**
- Hardwood floor
- Closet
- Wainscoting
- Leaded glass windows
- Crown moulding
- French doors to living room

**Living Room**
- Hardwood floor
- French doors to foyer
- Coved ceiling
- Wood burning fireplace with wood mantle and brick surround
- Large bay window
- Pot lights
- Crown moulding
- Wall trim detail
- Leaded and stained glass windows
- Overlooks dining room and front garden

**Dining Room**
- Hardwood floor
- Coved ceiling
- Leaded and stained glass windows
- Wainscoting
- Wall sconces
- Butler door to kitchen
- French doors to family room
- Overlooks living room and family room
- Garden views

**Kitchen**
- Renovated
- Hardwood floor
- Butler door to dining room
- Crown moulding
- Custom cabinetry with marble countertop
- Soft close drawers
- High end appliances
- Valence lighting
- Subway tile backsplash
- Large double sink with drying area
- Glass display shelves
- Pot lights
- Wall sconces
- Pantry with glass doors
- Built-in wine shelves
- Built-in recycling drawer
- Open to and overlooks breakfast room and family room
- Garden views

**Breakfast Area**
- Hardwood floor
- French doors to backyard
- Subway tile wall
- Open to kitchen
- Overlooks family room
- Garden views

**Family Room**
- Hardwood floor
- Crown moulding
- Pot lights
- Wall to wall built-in bookcases and storage
- Wall sconces
- Overlooks breakfast room and dining room
- French doors with walkout to covered deck
- Garden views

# SECOND FLOOR

(Spacious landing with hardwood, leaded glass and wainscoting)

**Master Suite**
- Excellent natural light
- Hardwood floor
- Crown moulding
- Wall sconces
- Pot lights
- Large skylight
- Double French doors to large balcony
- Garden views

**Large Walk-in Dressing Room**
- Wood floor
- Leaded and stained glass windows
- Built-in storage
- Pot lights
- Built-in hooks

**Four Piece Ensuite**
- Hardwood floor
- Large skylight
- Crown moulding
- Vanity with storage
- Pot lights
- Wainscoting
- Separate shower with mosaic tile surround
- Clawfoot tub

**Second Bedroom**
- Hardwood floor
- Built-in bookshelves
- Park views
- Overlooks front garden

**Third Bedroom**
- Hardwood floor
- Double closet with built-in organizers
- Built-in bookshelves
- Park views

**Four Piece Bathroom**
- Honeycomb tile floor
- Large vanity with marble top
- Large tub with glass enclosure and tumbled marble surround and niche
- Rain shower head
- Wall sconces
- Wainscoting
- Crown moulding
- Large window

**Linen Closet**

# LOWER LEVEL

(Separate Side Entrance)

**Recreation Room**
- Tile floor
- Pot lights
- Custom window coverings
- Above grade window
- Overlooks office

**Office**
- Tile floor
- Pot light
- Built-in shelves and storage
- Custom window coverings
- Above grade windows
- Overlooks recreation room

**Fourth Bedroom**
- Tile floor

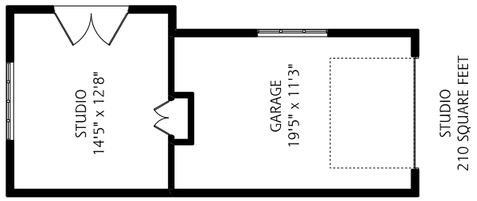
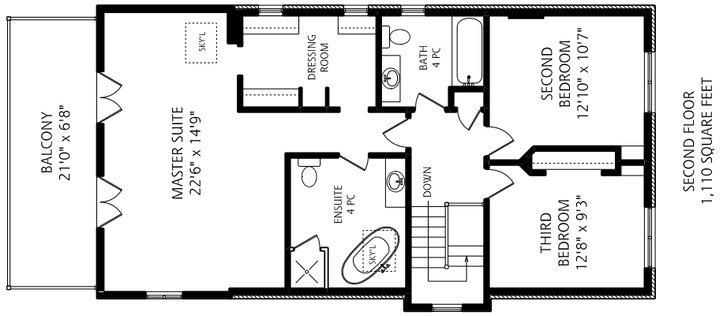
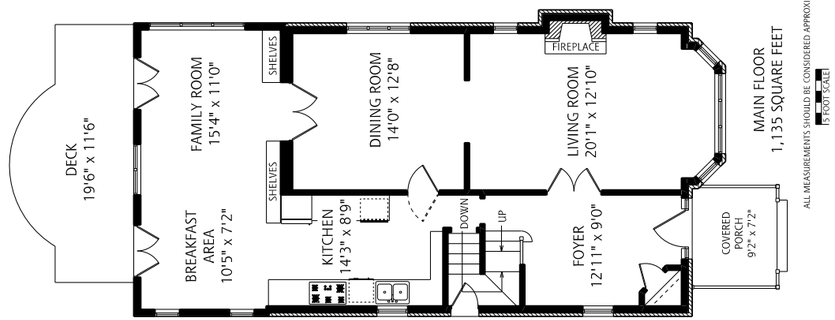
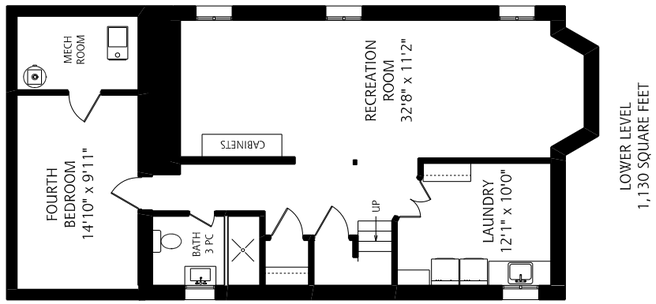
**Large Laundry Room**
- Tile floor
- Shelves
- Built-in laundry sink with storage
- Built-in hanging rack and drying rack
- Pot lights
- Custom window coverings
- Above grade window

**Furnace Room**
- Concrete floor

**Garden Studio**
- Heated tile floor
- High ceiling
- French doors to garden
- Built-in storage closet
- Custom window coverings
- Large windows overlooking garden

**Three Piece Bathroom**
- Floating sink
- Large shower with tile surround and marble trim
- Pot light
- Above grade window with custom window covering

**Storage under Stairs**

**Closet**

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