



## 278 HEATH STREET EAST

A very rare opportunity to live backing onto Moorevale Park. This impressive centre hall home is well located on an oversized lot on one of the neighbourhood's best streets. Renovated throughout with a full rear addition. Large living room featuring a wood burning fireplace and custom built-ins. Chef's kitchen overlooks the breakfast room and family room with walkout to the landscaped garden. Finished lower level. Private drive. Just minutes from the entrance to the ravine with walking and bike trails running throughout the city including to Brick Works. Walking distance to the amenities of Yonge & St Clair. In district for some of the city's top schools.

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## FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Lovely, four bedroom family home located on one of the neighbourhood's best streets
- Impressive centre hall plan on an oversized lot – 44 feet by 120 feet
- Renovated throughout with a full rear addition
- Beautiful curb appeal with charming stone terrace
- Gracious principal rooms
- Ideal layout – great for entertaining
- Well designed custom kitchen/family room with heated floors and walkout to landscaped garden
- Second bedroom with three piece ensuite bathroom
- Finished lower level with separate entrance
- Private drive with parking for two cars
- Professionally landscaped front and back gardens
- Family friendly street
- Steps to Moorevale Park with playground, splash pad, tennis courts and lawn bowling
- Entrance to the wonderful ravine system 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

## RECENT IMPROVEMENTS (2012 – 2016):

- Updated mechanics including knob and tube removal and updated plumbing/electrical
- New radiant heating in family room/kitchen
- New windows in family room
- New custom kitchen
- New ceilings, pot lights and mouldings in family room and kitchen
- Radiant heated floor and insulation in kitchen and family room
- New powder room
- New second floor bathroom
- Custom built-ins in living room
- Custom built-in his and her closets in master bedroom
- New Space Pak air conditioning system
- Professionally landscaped back garden
- New stone back patio
- New windows, floors and lighting in lower level

## ADDITIONAL INFORMATION:

**Inclusions:** Stainless steel Samsung French door fridge with bottom freezer, stainless steel General Electric oven with six burner gas cooktop, stainless steel Ispra hood fan, stainless steel built-in Kenmore dishwasher, stainless steel Panasonic microwave, all window coverings (except where excluded), broadloom where laid, all blinds, LG front load washer, Kenmore front load dryer, Frigidaire chest freezer in lower level, on demand tankless water heater, Space Pak air conditioning system and equipment and gas boiler and equipment.

**Exclusions:** Dining room chandelier, third bedroom chandelier, Smart television in family room and General Electric wine fridge in lower level.

**Lot:** 44 feet by 120 feet.

**Parking:** Private driveway. Detached garage at rear of property - used for storage.

**Heating:** Hot water gas.

**Taxes:** \$9,549.07(2016 annual).

**Possession:** Flexible.

# OFFERED FOR SALE AT \$2,800,000

## MAIN FLOOR

### Foyer

- Ceramic marble floor
- Custom built-in closet with mirrored doors
- Wainscoting
- Custom radiator covers

### Living Room

- Hardwood floor
- Wood burning fireplace with wood mantel and marble top (currently not used by seller)
- Custom built-in cabinetry with marble top flanking fireplace
- Pot lights
- Crown moulding
- Wainscoting
- Large window overlooking back garden
- French doors with walkout to front terrace
- Overlooks front garden

### Dining Room

- Hardwood floor
- Three quarter paneled walls
- Wainscoting
- Crown moulding
- Butler's door to kitchen
- Custom built-in hutch with glass display cupboards
- Custom radiator covers
- French doors with walkout to front terrace
- Overlooks front garden

### Kitchen

- Custom, chef's kitchen
- Separate breakfast area
- Heated marble floor
- Custom cabinetry with Quartz countertops
- Marble backsplash
- Large centre island with seating for three
- Pendant lighting
- Pull out garbage organizer
- Stainless steel appliances
- Pot lights
- Microwave niche
- Crown moulding
- Butler's door to dining room
- Separate door to foyer
- Open concept
- Overlooks family room and back garden

### Family Room

- Heated marble floor
- Crown moulding
- Pot lights
- Custom built-in wall to wall media centre
- Hunter Douglas blinds
- Large windows overlooking backyard
- Open concept
- Walkout to back garden

### Powder Room

- Heated marble floor
- Floating vanity





## SECOND FLOOR

(Broadloom, pot lights and wainscoting)

### Master Bedroom

- Hardwood floor
- Walk-in closet with built-in organizers
- Overlooks front garden

### Three Piece Ensuite Bathroom

#### Second Bedroom (currently used as master bedroom)

- Hardwood floor
- Stained glass detail above entrance door
- Custom built-in his and her closets
- Crown moulding
- Pot lights
- Overlooks back garden

#### Third Bedroom

- Hardwood floor
- Closet
- Overlooks front garden

#### Fourth Bedroom

- Hardwood floor
- Closet
- Stained glass window

#### Four Piece Bathroom

- Tile floor
- Pot lights
- Built-in mirror/medicine cabinet
- Heated towel rack
- Tub/shower combination with tile surround and glass enclosure
- Rain shower head





## LOWER LEVEL (Separate Side Entrance)

### Recreation Room

- Laminate wood floor
- Wall to wall closets
- Pot lights
- Above grade windows

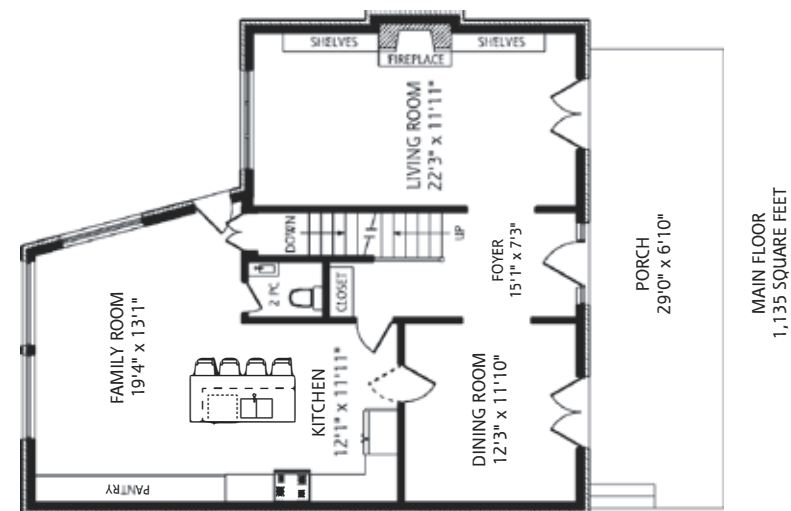
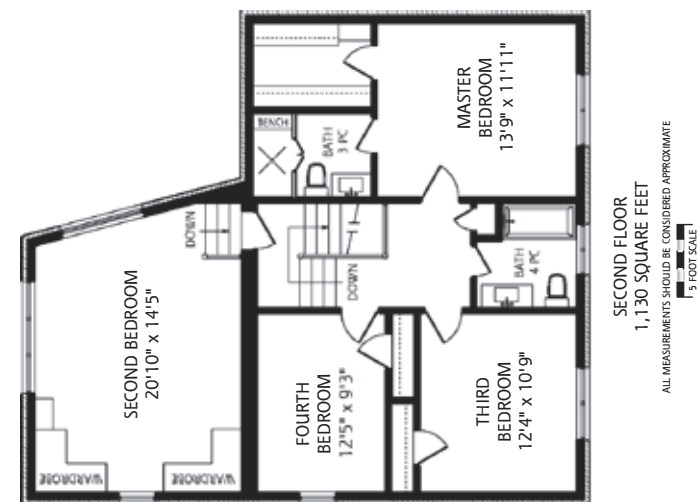
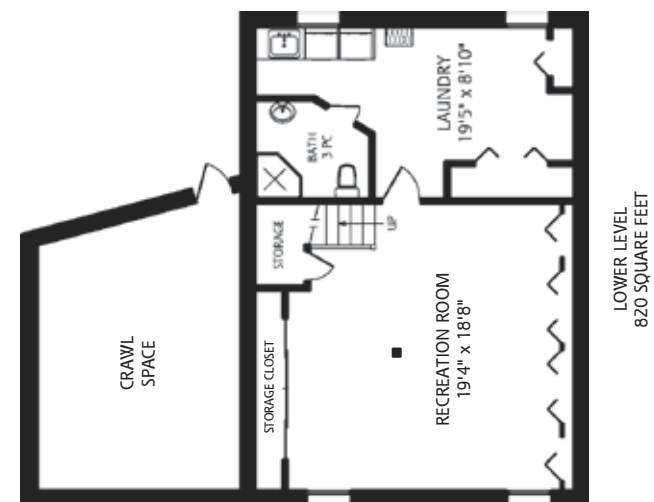
### Laundry Room

- Wall to wall closets
- Pot lights
- Front load washer and dryer
- Above grade windows

### Three Piece Bathroom

- Crawl space below the addition

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