



FEATURES OF THE HOME AND NEIGHBOURHOOD:

- Newly renovated/rebuilt contemporary four bedroom home in Moore Park, one of Toronto's best neighbourhoods
- Contemporary design by design firm Drake+Khan
- Exceptional detail work throughout
- Stunning red brick exterior with black windows
- Quiet street – ideal for family living and entertaining
- Abundance of natural light
- High end finishes throughout
- Gorgeous staircase with glass railing and storage under staircase
- Extensive built-ins throughout
- Spacious living room with wood burning fireplace and bay window overlooking front garden
- Open concept kitchen, dining room and family room overlooking back garden
- Large, gourmet kitchen with breakfast bar – seating for four
- Luxurious master suite with large dressing room and stunning five piece ensuite
- Third floor play area and two bedrooms
- Laundry chute on third floor to second floor laundry room
- Built-in speakers throughout
- Renovated lower level – to be completed by September 2017
- Beautifully landscaped front garden
- Back garden to be completed Fall 2017
- Private driveway with detached garage – parking for four cars
- Close proximity to some of Toronto's best private schools: Branksome Hall, Greenwood College, Upper Canada College and Bishop Strachan School
- Excellent school district: Whitney Junior Public School, OLPH, Deer Park Junior & Senior Public School, North Toronto Collegiate Institute, Northern Secondary School
- Close to Mooredale House, a fabulous local community centre with kids programming, camps, pool, preschool and more
- Walking distance to the ravine, the TTC and the shops of Summerhill Avenue
- Minutes to downtown core via Mount Pleasant Road

ADDITIONAL INFORMATION:

- Inclusions:** Sub-Zero paneled fridge with two bottom freezer drawers, Wolf five burner gas cooktop, Wolf warming drawer, Wolf built-in microwave, Wolf built-in oven, Marvel wine fridge, LG front load washer and dryer, all window coverings and blinds, all electrical light fixtures, decor and existing furniture.
- Lot:** 40 by 125 feet.
- Driveway:** Private driveway with parking for four vehicles.
- Heating:** Forced air gas.
- Cooling:** Central air conditioning.
- Possession:** September 2017.

OFFERED FOR LEASE AT \$15,000 PER MONTH



**CAILEY HEAPS ESTRIN
HEATHER HEAPS**
SALES REPRESENTATIVES
416.424.4910 / OFFICE
HeapsEstrin.com / WEB
Cailey@HeapsEstrin.com / EMAIL

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125 GARFIELD AVENUE

A newly renovated, fully furnished home with a stunning modern aesthetic. This home will not disappoint. Well located in highly desirable Moore Park. Enjoy this beautiful four bedroom family home with a great layout for everyday living and entertaining. Spacious open concept kitchen overlooking the dining room and family room. High-end finishes and abundance of natural light throughout. Walkout to the landscaped garden. Large master bedroom with dressing room, five piece ensuite and walkout to private balcony. Third floor play area. Newly renovated lower level with mudroom, recreation room and guest bedroom. Private driveway and detached garage. Steps to the shops on Summerhill Avenue and the ravine. Minutes to downtown via Mount Pleasant Road and walking distance to Yonge Street.

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MAIN FLOOR

Foyer

- Solid wood front door with sandblasted tempered glass
- White oak hardwood floor with marble inlay
- Double closet with built-in organizer
- Large modern light fixture
- Window

Living Room

- White oak hardwood floor
- Striking wood burning fireplace with black marble surround
- Pot lights
- Built-in speakers
- Open to dining room
- Large bay window overlooking front garden

Dining Room

- White oak hardwood floor
- Built-in cabinetry
- Floating built-in side board with under lighting
- Built-in speakers
- Pot lights
- Open to kitchen and family room

Kitchen

- White oak hardwood floor
- Pot lights
- Custom cabinetry
- Built-in cabinetry with bar fridge
- Oversized centre island with marble waterfall countertop
- Large deep stainless steel sink
- Breakfast bar seating for four
- High-end appliances
- Plenty of storage
- Walkout to back garden
- Open to dining room and family room

Family Room

- White oak hardwood floor
- Gas fireplace flanked with custom built-in cabinetry
- Built-in Sonos surround sound
- Pot lights
- Large floor to ceiling windows – overlooking back garden

Powder Room

- White oak hardwood floor
- High end wallpaper
- Marble sink with high end brass fixtures

Storage under Staircase



SECOND FLOOR

Master Bedroom

- White oak hardwood floor
- Gas fireplace with custom wall finish
- Pot lights
- Floating dresser and built-in desks
- High end custom silk window coverings
- Stunning built-in headboard with floating end table
- Chandelier
- Large window and walkout to large balcony

Dressing Room

- White oak hardwood floor
- His and her closet with custom built-in organizers
- Custom built-in cabinetry
- Pot lights
- Built-in speakers



Five Piece Master Ensuite

- Tile floor
- Floating vanity with his and her sinks and marble countertop
- Separate shower with rain shower head, handheld shower and marble surround
- Pot lights
- Separate water closet
- Towel warming rack
- Built-in speakers

Second Bedroom

- White oak hardwood floor
- Custom built-in end tables and shelves
- Closet
- Large window overlooking front garden

Three Piece Ensuite

- Tile floor
- Separate shower with glass enclosure
- Floating vanity
- Pendant light

Laundry Room

- Tile floor
- Large laundry sink
- Built in cabinetry

Linen Closet



THIRD FLOOR

Play Area

- White oak hardwood floor
- Built-in Lego desks
- Pot lights
- Open concept
- Window

Third Bedroom

- White oak hardwood floor
- Closet with built-in organizer
- Pot lights
- Light fixture
- Overlooking front garden

Fourth Bedroom

- White oak hardwood floor
- Closet with built-in organizer
- Pot lights
- Overlooking front garden

Five Piece Bathroom

- Heated tile floor
- Built-in vanity with two sinks
- Deep soaker tub with shower and glass enclosure
- Rain shower head

Laundry Chute



LOWER LEVEL

(To be completed by September 2017)

Mud Room

Recreation Room

Guest Bedroom

Bathroom

