



79 RIDGE DRIVE

One of the most coveted streets in Moore Park, Ridge Drive is a dead end street where children can play out front. Enjoy this impressive five bedroom family home with full rear addition which allows for a spacious main floor family room and large master retreat. Gracious principal rooms, and south facing open living space perched amongst the trees. Updated kitchen overlooks the breakfast room and family room. Main floor mudroom and powder room. Breathtaking views of the treetops and skyline. Impressive master retreat with full sitting room, walk-in closet, ensuite bathroom and walkout to private deck. Recreation room in lower level. Functional built-in garage with direct access to house and private driveway. Just move in and enjoy! A true oasis in the heart of the city. In district for Whitney, OLPH, Deer Park, North Toronto and Northern - all well ranked!

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FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Gorgeous three storey, five bedroom family home in beautiful Moore Park
- Located on one of the neighbourhoods most desirable streets
- Quiet dead end street where kids play out front
- Spacious rear addition
- Large main floor family room with treetop views and large deck
- Abundance of natural light throughout
- Beautiful grey oak millwork throughout
- Convenient side entrance
- Oversized living room with gas fireplace
- Updated kitchen with built-in maple cabinetry
- Large Master suite with wood burning fireplace, ensuite bathroom and walkout to deck
- Generously proportioned bedrooms
- Expansive third floor with two bedrooms and a bathroom
- Generous back deck with glass paneled railings
- Stunning treetop views in the spring, summer and fall as well as breathtaking city skyline views in the winter
- Professionally landscaped front garden with irrigation system
- Gas line to barbecue
- Fully integrated built-in garage
- Private driveway with rare built-in garage
- A short walk to Whitney and OLPH schools
- Close proximity to some of Toronto's best private schools: Greenwood College, Branksome Hall, Upper Canada College and Bishop Strachan School
- Close to Mooredale House, a fabulous local Community Centre with kids programming, camps, pool, preschool etc.
- A short walk to the Brickworks Market on the weekend or wind your way through the city on the walking and bike trails
- Walking distance to the ravine, the TTC and the shops of Summerhill Avenue
- Minutes to downtown core via Mount Pleasant Road
- A very special location

IMPROVEMENTS:

- Living room fireplace converted to gas (2015)
- New washing machine (2013)
- Water irrigation system installed with control panel (2011/2012)
- Interlock driveway including retaining walls (2010)
- Repaved garage floor (2010)
- Water softener replaced (2010)
- New refrigerator (2010)
- New dryer (2006)
- West retaining wall, porch and walkway rebuilt (2004)
- New dishwasher (2001)
- New Air conditioning installed (1999)
- Rear two storey addition - family room and master bedroom (1998)
- New rear deck (1998)
- Powder room addition on main floor (1998)
- Porch lift/mudroom ground floor addition (1998)
- Garage automated and access to east side of property provided (1998)
- Water service from city upgraded (1998)
- All plumbing, heating, and most wiring was updated or redone (1998)
- New radiators where installed (1998)
- Updated bathroom on 3rd floor (1998)
- Renovated two bathrooms on second floor (1998)
- A new furnace was installed (1998)
- Completely rebuilt kitchen including new refrigerator, microwave and range (1998)
- New broadloom installed and refinished wood floors (1998)
- Security system installed (1998)

ADDITIONAL INFORMATION:

Inclusions: Whirlpool fridge, Magic Chef four burner gas stove, GE microwave/hood fan, Maytag dishwasher, Huebsch washer and dryer, Mcclary fridge in lower level, large stand up freezer in lower level, all window coverings, broadloom where laid, all electric light fixtures, irrigation system and equipment, Culligan water softener, air conditioning system and equipment and gas burner and equipment.

Exclusions: Barbecue.

Rental Items: Two hot water tanks and alarm system and equipment (monitoring extra).

Lot: 40 feet by 181.41 feet.

Driveway: Private driveway with built-in garage.

Heating: Hot water gas.

Cooling: Central air conditioning.

Taxes: \$14,302.96 (2016 annual).

Possession: 60 days or to be arranged.

OFFERED FOR SALE AT \$3,250,000

MAIN FLOOR

VESTIBULE

- Tile floor
- Closet
- Custom built-in cabinetry with drawers
- Custom wood trim

FOYER

- Tile floor
- Wainscoting
- Leaded glass window
- Crown moulding

LIVING ROOM

- French door entry
- Hardwood floor
- Gas fireplace with marble surround and hearth
- Built-in shelves
- Crown moulding
- California shutters
- Open to dining room
- Large bay window overlooking front garden

DINING ROOM

- Large formal dining room
- Hardwood floor
- Large recessed built-in cabinet
- Crown moulding
- Wainscoting
- Leaded glass doors to kitchen and family room

KITCHEN

- Tile floor
- Pot lights
- Custom maple cabinetry with Corian and butcher block countertop
- Plenty of storage
- Large pantry
- Leaded glass door to dining room
- Overlooks breakfast area and family room

BREAKFAST AREA

- Broadloom
- Built-in bar with custom maple cabinetry, Corian countertop and built-in shelves
- Wall-to-wall south windows with breathtaking treetop and skyline views





FAMILY ROOM

- Broadloom
- Wood burning fireplace with slate hearth and custom slate feature wall
- Custom maple built-in cabinetry and shelving
- Custom window coverings
- Wall-to-wall windows with breathtaking treetop and skyline views
- Walkout to large back deck with glass paneled railings

MUDROOM ENTRANCE (ideal for those with mobility issues)

- Porch lift
- Tile floor
- Skylight
- Direct access to garage

POWDER ROOM

- Tile floor
- Abundance of counter space
- Custom window coverings
- Pot lights

Separate Side Entrance



SECOND FLOOR

MASTER RETREAT

- Exceptionally spacious master retreat perched in the treetops
- Broadloom
- Walk-in closet
- Wood burning fireplace with tile surround and slate tile feature wall
- Wall-to-wall custom maple bookshelves
- Custom maple wall
- Pot lights
- Custom window coverings
- Walkout to large deck
- Wall-to-wall windows overlooking ravine

WALK-IN CLOSET

- Generous size
- Broadloom
- Custom double maple doors
- Custom built-ins
- Pot lights



THREE PIECE ENSUITE

- Tile floor
- Large separate shower with glass enclosure and bench
- Custom maple vanity
- Custom maple built-in cabinetry
- Pot lights

SECOND BEDROOM

- Hardwood floor
- Custom window coverings
- Closet
- Overlooks front garden



FOUR PIECE BATHROOM

- Tile floor
- Custom maple vanity
- Custom maple built-in storage
- Jet tub/shower combo
- Pot lights

THIRD BEDROOM (currently used as an office)

- Broadloom
- Closet
- Overlooks front garden



Custom Built-in Linen Closet

THIRD FLOOR

FOURTH BEDROOM

- Hardwood floor
- Closet with built-in shelving
- Built-in desk and shelving
- Built-in bookshelf
- Custom window covering
- Overlooks back garden and ravine



FIFTH BEDROOM

- Hardwood floor
- Closet
- Built-in desk
- Built-in bookshelf
- Large built-in storage
- Overlooks front garden

FOUR PIECE BATHROOM

- Tile floor
- Pedestal sink
- Cast iron stand-alone bathtub/shower





LOWER LEVEL

RECREATION ROOM

- High end broadloom
- Wood burning fireplace with ceramic tile hearth
- Paneled walls
- Built-in shelving
- Custom window coverings
- Above grade windows

TWO PIECE BATHROOM

LAUNDRY ROOM

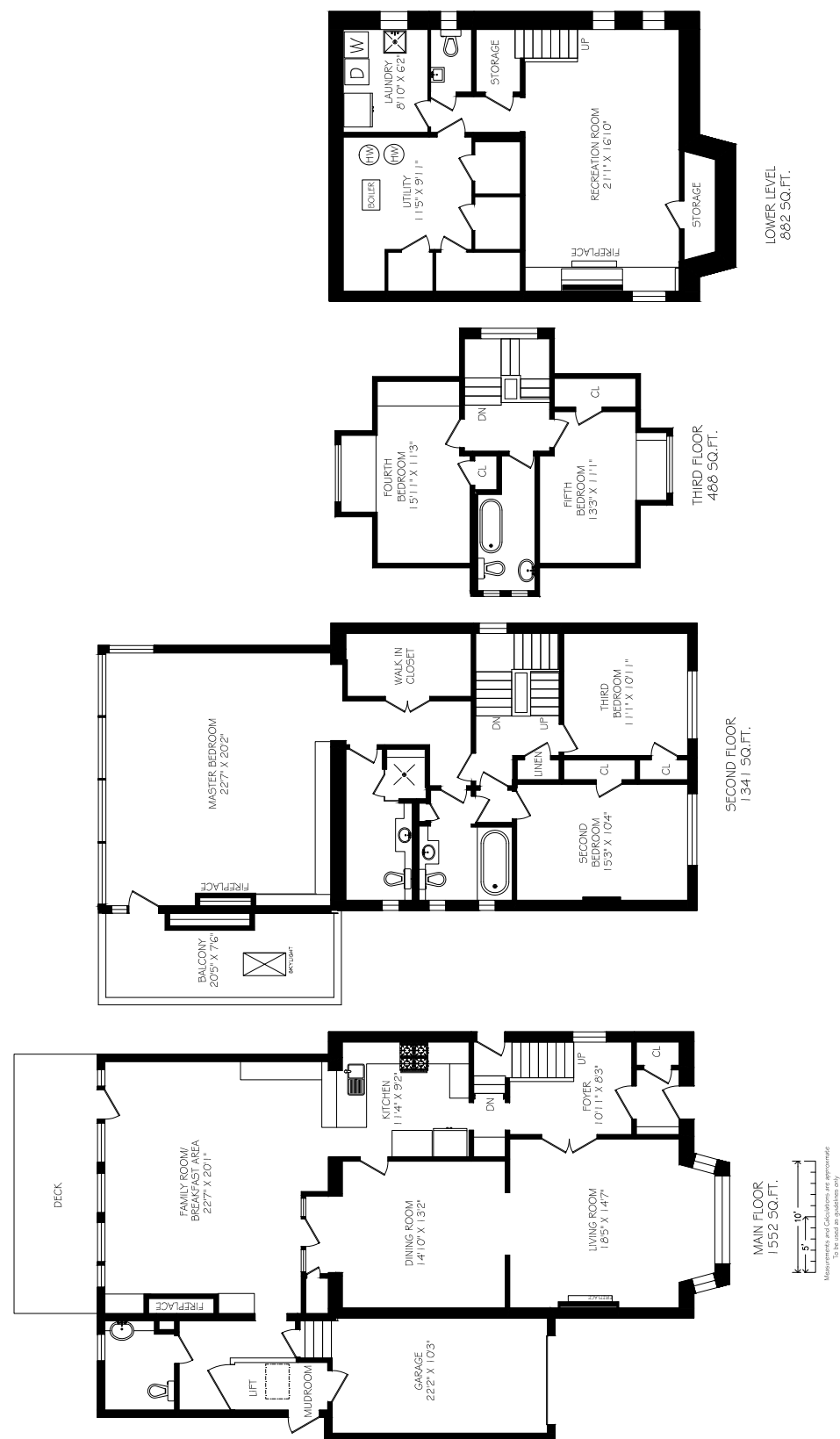
- Tile floor
- Laundry sink
- Shelving
- Above grade window

UTILITY ROOM

- Concrete floor
- Storage closets

Storage Under Stairs

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