

226 HEATH STREET EAST

Moore Park

your
BESTMOVE



226 HEATH STREET EAST

An elegant custom home in a quiet pocket of Moore Park. Handsome red brick exterior with an ideal layout for modern living. Large principal rooms, oversized windows and dramatic high ceilings. A stunning, fully equipped kitchen overlooks the perfect family room. Luxurious master suite, gorgeous bathrooms and wonderful natural light. Impressive attention to detail with timeless finishes. Outstanding lower level with ample storage and walk out to back garden. Quiet location surrounded by mature trees and within walking distance to Yonge St, fantastic parks and amenities. Top rated public schools in district and minutes to world class private schools.

FEATURES

- Newly custom built four bedroom family home in highly desirable Moore Park
- Beautiful hardwood floors throughout
- Excellent natural light
- Thoughtfully designed with ideal floor plan
- High end finishes throughout
- High ceilings
- Custom millwork throughout
- Heated bathroom floors on main and second floor
- Open concept kitchen with breakfast bar and Caesarstone countertops
- Large main floor family room with gas fireplace and walkout to back deck
- Stunning master bedroom with luxurious ensuite bathroom and walk-in closet
- Second floor laundry
- Spacious recreation room with high ceiling, gas fireplace and walkout to courtyard
- Landscaped front and back gardens
- Private driveway with built-in garage
- Covered front porch with pot lights
- Security cameras
- Wired for alarm
- Steps to Moorevale Park with playground, splash pad, tennis courts and lawn bowling
- Entrance to the wonderful ravine system just minutes away
- A short walk to the Brick Works Market on the weekend or wind your way through the city on the walking and bike trails
- Great public schools in district: Deer Park Junior and Senior Public School, North Toronto Collegiate and Northern Secondary School
- 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 center 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





MAIN FLOOR

Foyer

- Large solid wood entry door
- Hardwood floor
- Closet
- High ceiling
- Crown moulding
- Paneled wall
- Pot lights

Living Room

- Hardwood floor
- High ceiling
- Wainscoting
- Crown moulding
- Pot lights
- Open to dining room
- Large windows overlooking front garden

Dining Room

- Hardwood floor
- High ceiling
- Storage closet
- Wainscoting
- Pot lights
- Large window
- Open to living room



MAIN FLOOR

Kitchen

- Hardwood floor
- High ceiling
- Large island with Caesarstone countertop, breakfast bar and double undermount sink
- Built-in glass display cupboards
- Soft close cabinets
- Custom cabinetry with Caesarstone countertop and backsplash
- High-end appliances
- Valance lighting
- Plenty of storage
- Crown moulding
- Pot lights
- Open to family room

Breakfast Area

- Hardwood floor
- High ceiling
- Pot lights
- Crown moulding
- Wainscoting
- Open to kitchen and family room
- French doors with walkout to back deck



MAIN FLOOR

Family Room

- Hardwood floor
- Gas fireplace with stone surround
- High ceiling
- Crown moulding
- Wainscoting
- Pot lights
- Juliette balcony

- French doors with walkout to back deck
- Open to kitchen

Powder Room

- Heated marble floor
- Custom built-in vanity





SECOND FLOOR

(Solid wood stairs with open risers, iron balusters and paneled wall)

Master Bedroom

- Hardwood floor
- High vaulted ceiling
- Pot lights
- Excellent natural light
- Large windows
- Overlooks back garden

Oversized Walk-in Closet

- Hardwood floor
- Pot lights

Five Piece Ensuite

- Heated marble floor
- High ceiling
- Custom vanity with Caesarstone countertop
- His and her sinks
- Large separate shower with mosaic marble floor, marble surround, glass enclosure and steam function
- Free standing tub with free standing faucet
- Marble wall detail





SECOND FLOOR

Second Bedroom

- Hardwood floor
- High ceiling
- Closet
- Pot lights
- Access to Jack and Jill bathroom
- Large window overlooking front garden

Third Bedroom

- Hardwood floor
- High ceiling
- Pot lights
- Large windows overlooking front garden

Three Piece Ensuite

- Heated tile floor
- Custom vanity with Caesarstone countertop
- Large walk-in shower with tile surround and glass enclosure
- Large window
- Vaulted ceiling





SECOND FLOOR

Fourth Bedroom

- Hardwood floor
- Closet
- High ceiling
- Pot lights
- Access to Jack and Jill bathroom
- Large window

Four Piece Jack and Jill Bathroom

- Heated mosaic tile floor
- Custom built-in vanity
- Caesarstone countertop and double sink
- Oversized shower with tile surround and glass enclosure

- Plenty of storage
- Skylight

Laundry Closet

LOWER LEVEL

Direct Access from Garage

Recreation Room (designed to allow buyer to create nanny suite in south end)

- Broadloom
- High ceiling
- Gas fireplace
- Pot lights
- Double French doors
- Large above grade windows
- Walkout to back garden

Three Piece Bathroom

- Tile floor
- Custom vanity with Caesarstone countertop
- Large walk-in shower with tile surround and glass enclosure
- Pot lights
- Plenty of storage

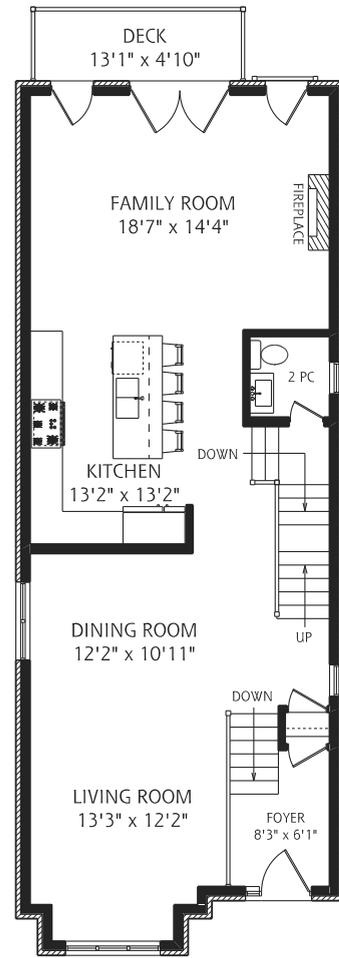
Storage Room

- Tile floor
- Pot lights

Cold Storage Room

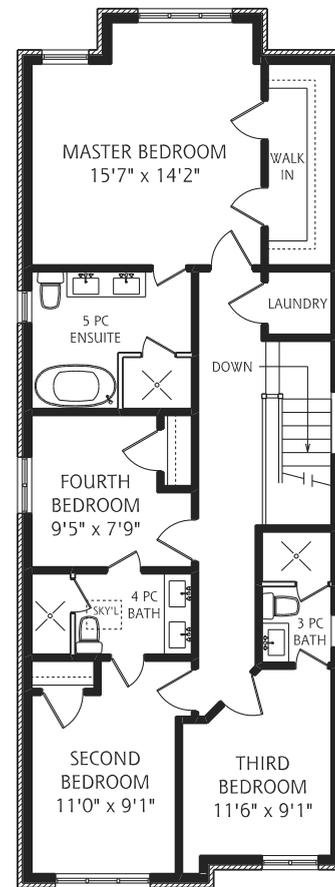
Storage Under Stairs



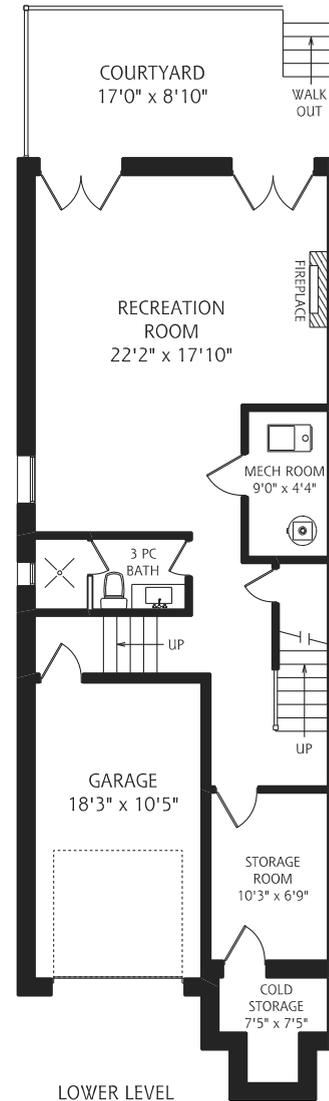


MAIN FLOOR

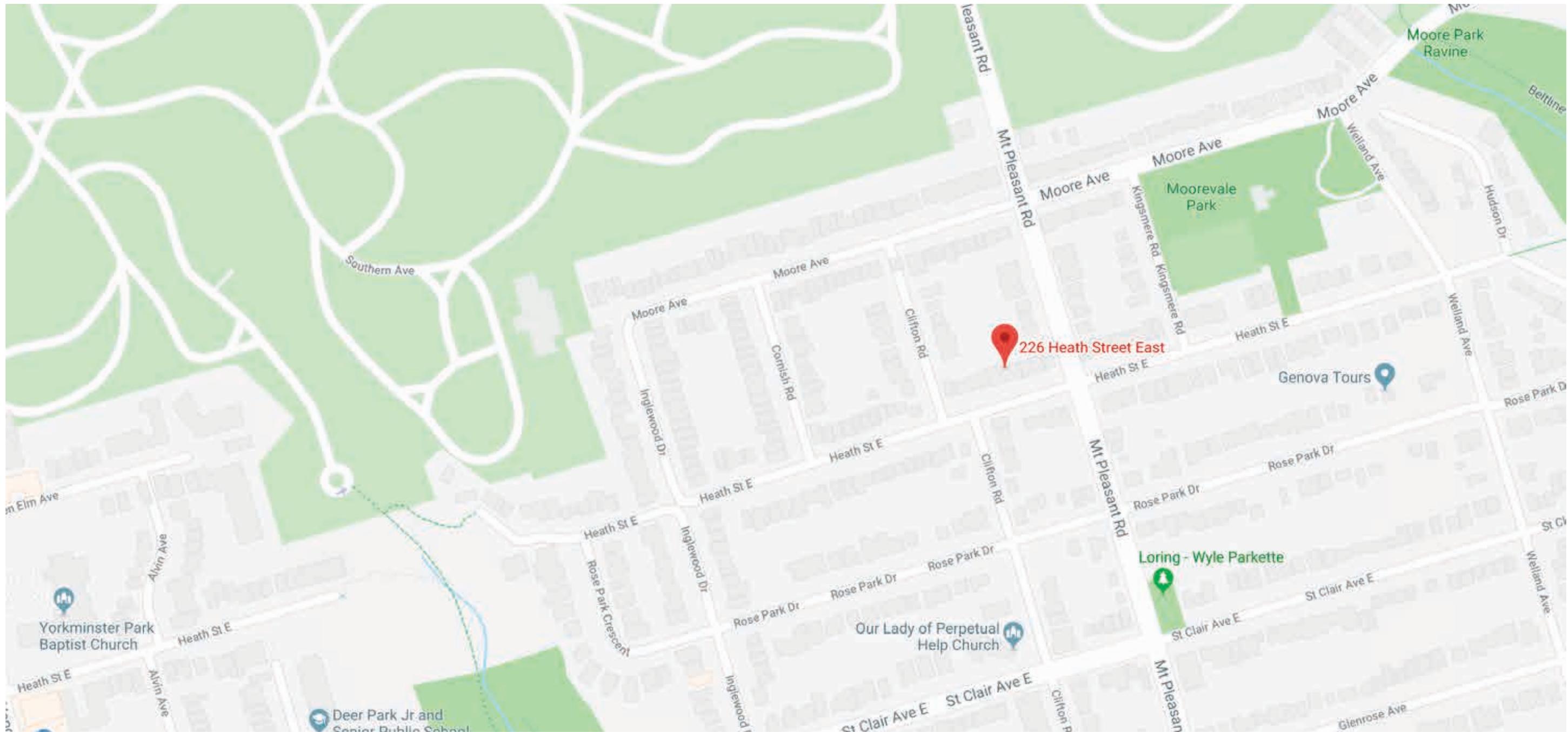
ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE



SECOND FLOOR



LOWER LEVEL



226 Heath Street East

Genova Tours

Loring - Wyle Parkette

Our Lady of Perpetual Help Church

Yorkminster Park Baptist Church

Deer Park Jr and Senior Public School

Moore Park Ravine

Moorevale Park

Southern Ave

Mt Pleasant Rd

Moore Ave

Moore Ave

Moore Ave

Moore Ave

Clifton Rd

Heath St E

Heath St E

Heath St E

Heath St E

Clifton Rd

Mt Pleasant Rd

Rose Park Dr

St Clair Ave E

St Clair Ave E

St Clair Ave E

St Clair Ave E

Glenrose Ave

Alvin Ave

Heath St E

Heath St E

Alvin Ave

Indiewood Dr

Indiewood Dr

Indiewood Dr

Comish Rd

Hudson Dr

Welland Ave

Welland Ave

Rose Park Dr

St Clair Ave E

Welland Ave

Beltline



ADDITIONAL INFORMATION

- Inclusions:** Paneled Sub-Zero French door fridge with bottom freezer, stainless steel Wolf oven with six burner gas cooktop, built-in hood fan, stainless steel Sharp microwave drawer, paneled Bosch dishwasher, Samsung front load washer and dryer, all window coverings, all electric light fixtures, broadloom where laid, central vacuum system and equipment, central air conditioning system and equipment, alarm system and equipment, hot water tank and equipment and gas burner and equipment.
- Exclusions:** None.
- Lot:** 30 feet by 120 feet.
- Driveway:** Private driveway with built-in garage.
- Heating:** Forced air gas.
- Cooling:** Central air conditioning.
- Taxes:** \$7,365.79 (2017 annual).
- Possession:** Flexible.

226HEATHSTREETEAST.COM

OFFERED FOR SALE AT
\$2,790,000

HOW CAN WE HELP?

We understand the importance of finding the perfect home. Purchasing a property is more than just a transaction; it is a milestone. It's a new chapter filled with new memories.

When selling a home, our focus is on results. We appreciate your need for a smooth process. Your home is full of life, stories, and celebrations. Moving forward can be sentimental, and we want you to know you are in good hands.

We are a team of passionate and dedicated professionals who strive to ensure that each client's unique needs are met. Our goal is to deliver every client with a full service real estate experience that exceeds all expectations.

Our down-to-earth approach provides a fresh perspective and creates lifelong relationships. Let us show you why we are #1 in Toronto and Top 5 in Canada for Royal LePage.



CAILEY HEAPS ESTRIN

Sales Representative

416.953.4930

Cailey@HeapsEstrin.com

www.HeapsEstrin.com



MEGAN TILL-LANDRY

Sales Representative

416.886.2491

Megan@HeapsEstrin.com

www.HeapsEstrin.com



Royal LePage Real Estate Services Heaps Estrin Team, Brokerage
Independently Owned and Operated

*For Royal LePage Real Estate Services Heaps Estrin Team, Brokerage. All information and statements contained herein, provided by Royal LePage Real Estate Services Heaps Estrin Team, Brokerage regarding property for sale, rental or financing is from sources deemed reliable and assumed correct, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal without notice.

HEAPS

ESTRIN
REAL ESTATE TEAM

your
BEST MOVE