



HEAPS ESTRIN

REAL ESTATE TEAM



2 Kingsmere Road

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Welcome to 2 Kingsmere Road, a lovely, light filled, four bedroom home situated in the heart of Moore Park. Located within steps of Moorevale Park, this bright, airy home features a centre hall plan, gracious principal rooms and an open concept kitchen and family room. This impressive home has been extensively renovated with high end, designer finishes. The main floor features an ample, formal living room with hardwood floors, custom built in shelving, and a beautiful wood burning fireplace. The main floor family room flows perfectly into the dining area and a spacious, fully renovated chef's kitchen. Walk out from the main floor to a private, beautifully landscaped garden. As this house is situated on a corner lot, the home is surrounded by beautiful landscaping and an abundance of natural light flows through. The stunning magnolia tree in the yard is a beautiful gift to enjoy when in bloom in the spring and summer months. The private drive and detached garage can be accessed through the backyard as well as from the street.

The second floor features a lovely principal bedroom with a three piece ensuite and walk-in closet. Two additional generously sized bedrooms and another bathroom are also situated on the second floor. The bright, third floor is perched amongst the mature trees of Moore Park, this multifunctional space can be used as a fourth bedroom, a play area, a fabulous office or a terrific work out room. The lower level completes the home with a recreation room, nanny suite and fourth bathroom.

Nestled in the quiet residential pocket of Moore Park, yet just minutes to downtown. This home is just steps from the city's finest shopping and dining as well as private and public athletic clubs, and conveniently located close to public transportation. There's no excuse to stay indoors with all of the magnificent parks, skating rinks, tennis courts and an extensive nature-rich ravine system on your doorstep. Close proximity to some of the city's most sought after schools including Deer Park Public School, Whitney JR Public School, Our Lady of Perpetual Help, York School, UCC, Branksome Hall, Greenwood, North Toronto and Northern Secondary. Praised for the sense of community and quiet streets, Moore Park is an ideal neighbourhood. Simply move in, and enjoy.



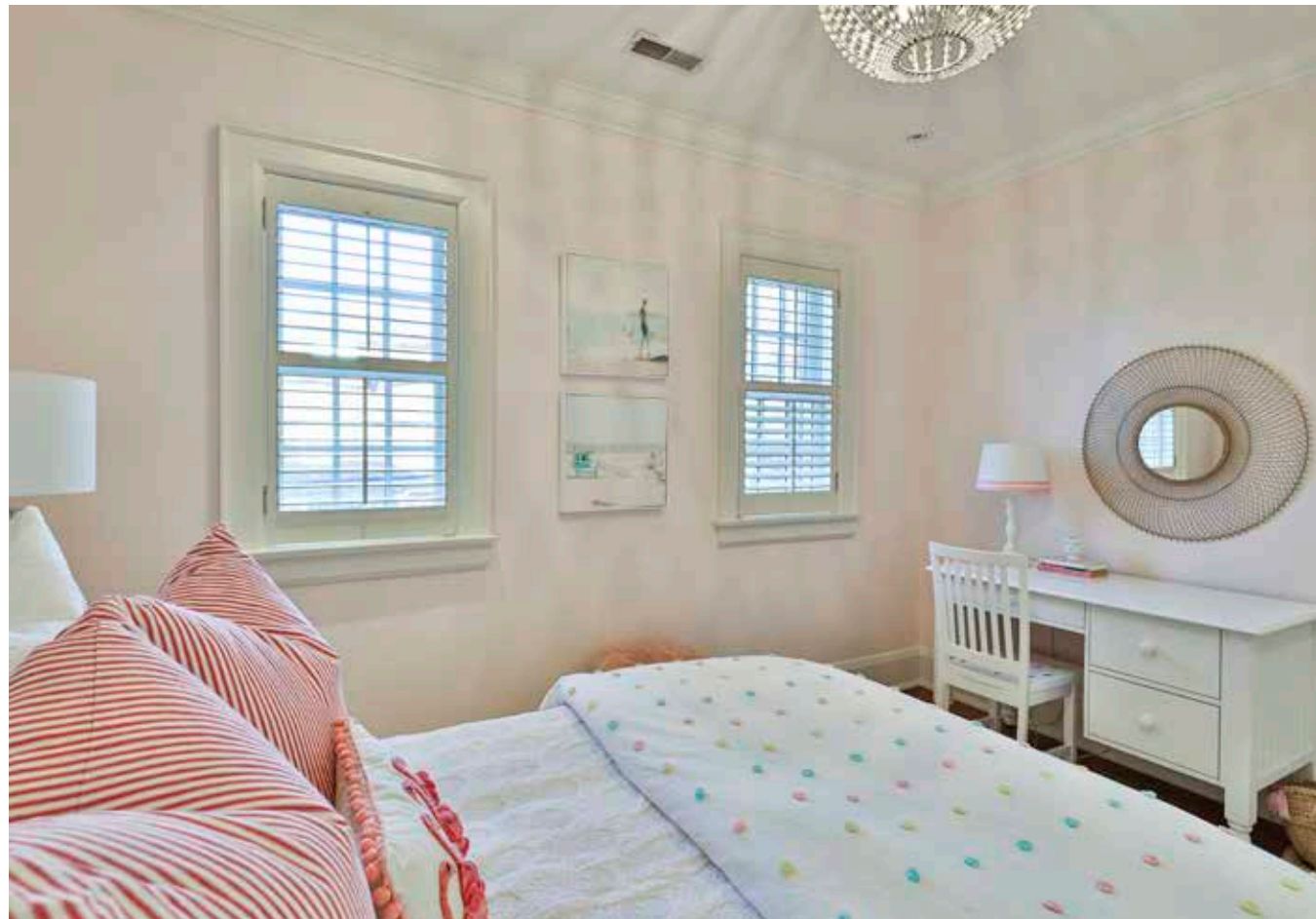
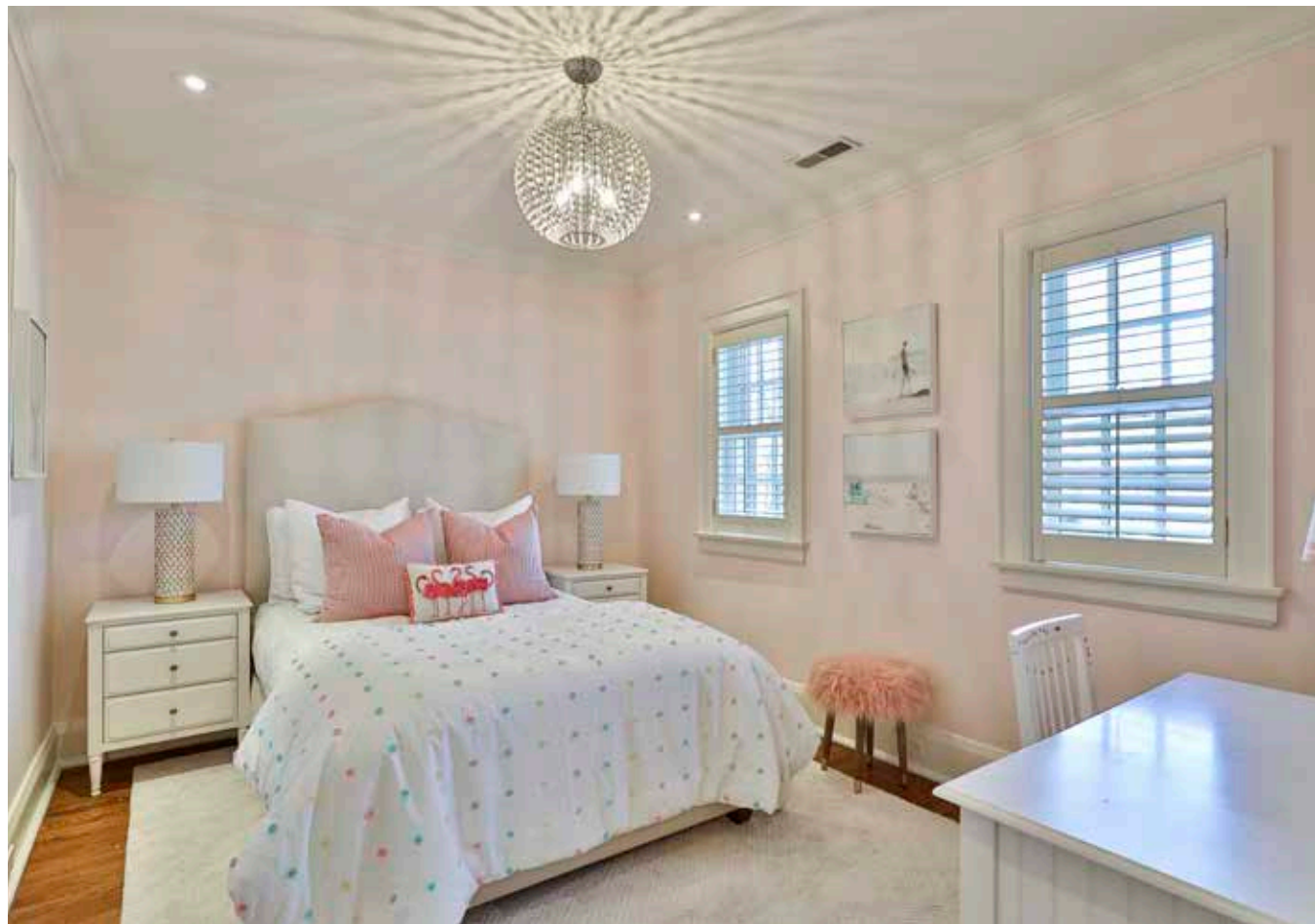




















Features

- Located in the highly sought after neighbourhood of Moore Park
- Child-friendly street steps away from Moorevale Park
- Fully renovated four plus one bedroom, four bathroom home
- Centre hall plan
- Light-filled living room with wood burning fireplace, crown moulding and built-in shelving and window overlooking garden and Magnolia tree
- Open concept kitchen, dining and family room
- Renovated eat-in kitchen with granite countertops, large island, high-end stainless steel appliances, workstation and plenty of storage
- Hardwood floors throughout main and second floor
- Beautiful principal bedroom with renovated three-piece ensuite and walk-in closet.
- Two additional generously sized bedrooms with great closet space
- Light-filled third floor ideal for fourth bedroom, large office or recreation room.
- Lower level recreation room, large nanny suite and four-piece ensuite bathroom
- Private fenced-in backyard with fully landscaped garden, and terrace.
- Exterior barbeque gas line
- Private driveway and detached garage
- Excellent school district including: Our Lady of Perpetual Help School, Whitney Public School, Upper Canada College, York School and Branksome Hall
- Close proximity to some of Toronto's best private childcare facilities and schools
- Fantastic recreational facilities nearby including: Moorevale Tennis Club, York Racquet Club, The Badminton and Racquet Club, The Toronto Lawn, The Brick Works, Leaside Arena and Swimming Pool
- Walking distance to the many shops and restaurants at Yonge and St. Clair
- Easy access and only minutes to the TTC, highways, downtown and the financial core
- Short walk to the ravine and the Toronto Brickworks

IMPROVEMENTS

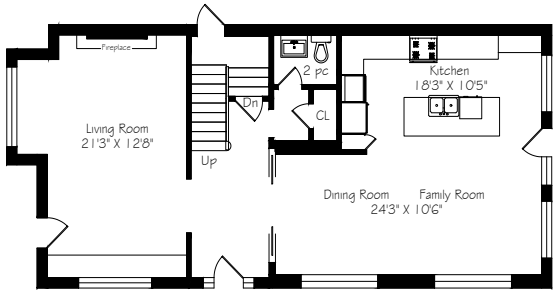
- Newly constructed single car garage (2015)
- New roof (2015)
- Hardwood in second and third bedrooms (2017)
- Central vacuum unit (2017)
- Extensive re-design and landscaping in both the back and side yard (2017)
- Stone relaying of the patio and back walkway (2018)
- Painted stucco, exterior trim and shutters (2018)
- Fireplace hearth reconstruction (2020)

INCLUSIONS

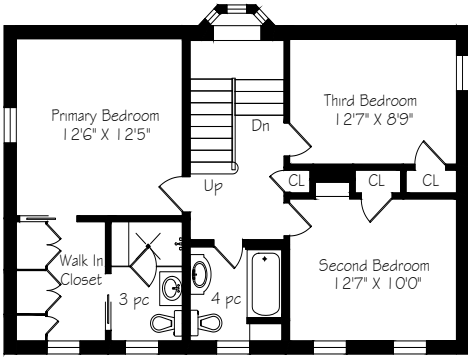
- Viking burner gas stove
- Viking Fridge
- Miele Dishwasher
- Liebherr wine fridge
- Panasonic microwave
- LG Washer
- LG Dryer
- Gas furnace and all related equipment
- Air conditioning system and equipment
- Central vacuum and all related equipment
- Front and back yard irrigation system
- All california shutters and window coverings
- All light fixtures

EXCLUSIONS

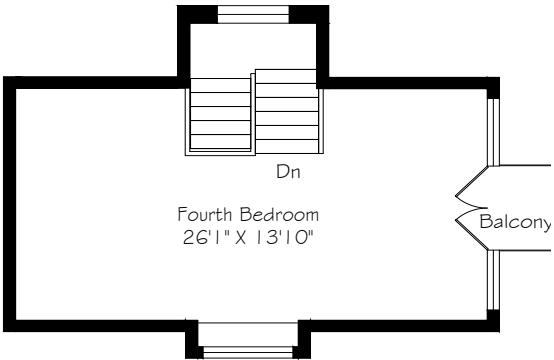
- Speakers in family room



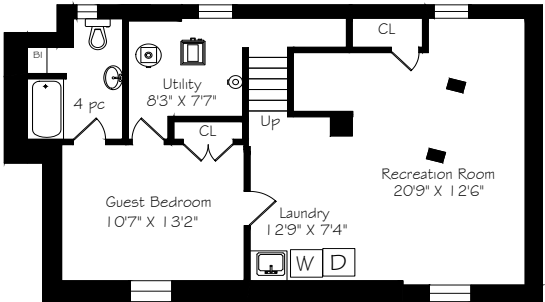
Main Floor



Second Floor



Third Floor



Lower Level

Details

LOT SIZE

30 feet by 120 feet

TAXES

\$11,358.40 (2020)

POSSESSION

June 2021

HEATING

Forced Air / Gas

COOLING

Central Air Conditioning

DRIVEWAY

Private driveway with detached garage and parking for two cars



HEAPS ESTRIN

REAL ESTATE TEAM

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.



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