



312 ST. CLAIR AVENUE EAST

An exceptional value in the heart of Moore Park, this spacious home offers a great opportunity for those looking for a large home within one of the city's top neighbourhoods. Beautifully renovated, large gracious rooms and a flexible floor plan. Enjoyed for many years as a single family home this property could also be used as multi unit dwelling or the perfect solution for multi-generational families. Renovated second floor kitchen. Exceptionally bright. Large, private garden. Private driveway and double garage. District for Whitney, OLPH, Deer Park, Northern and North Toronto schools. Steps to the ravine, public transportation and the many amenities of Yonge & St Clair. Separate lower level, ideal for nanny suite or income possibility.

HEAPS
ESTRIN
REAL ESTATE TEAM

FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Well located in Moore Park
- Spacious home with gracious principal rooms
- Abundance of natural light
- Quiet portion of St. Clair – East of Mt. Pleasant
- Well insulated throughout
- Versatile floor plan
- Lower level apartment – ideal for nanny suite or income possibility
- Beautifully landscaped gardens
- Wonderful back garden with a ravine like feel and a canopy of tall mature trees
- Oversized front stone walkway
- Double detached garage
- Good access to ravine system and parks
- 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.
- Easy walking distance to the amenities of Yonge and St. Clair and the shops of Summerhill Avenue
- 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 and the TTC
- Minutes to downtown core via Mount Pleasant Road

IMPROVEMENTS:

- Completely renovated
- New asphalt for driveway (2016)
- New stone patio in backyard (2016)
- New stone steps in front yard (2016)
- New parking pad (2016)
- Front yard landscaping (2016)
- Renovated garage (2016)
- New hardwood floor in kitchen (2015)
- New white granite tile in front entrance (2013)
- New furnace (2009)
- Renovated second floor semi ensuite (2005)
- Knob and tube removed (2001)
- New plumbing (2001)
- New electrical (2001)
- Electrical panels for all three floors (2001)
- New drywall on second floor including stairway to third floor (2001)

ADDITIONAL INFORMATION:

Inclusions:	Stainless steel General Electric Profile fridge with bottom freezer, stainless steel Magic Chef four burner gas stove, stainless steel Whirlpool gold series dishwasher, General Electric microwave with fan, Inglis washer and General Electric dryer, General Electric Profile paneled French door fridge, stainless steel Magic Chef four burner stove, Maytag paneled dishwasher, General Electric microwave and fan on second floor (as is), General Electric stackable washer and dryer, wardrobe closets in third bedroom on third floor, General Electric washer and Inglis dryer, all window coverings, all electric light fixtures (except where excluded), broadloom where laid, alarm system and equipment (monitoring extra), Space pak air conditioning system and equipment and gas burner and equipment. Mirror and sconces in second floor bathroom, chandelier in second floor office and tenants’ belongings.
Exclusions:	
Lot:	40 feet by 144.75 feet.
Driveway:	Private driveway.
Garage:	Double detached garage.
Heating:	Hot water gas.
Cooling:	Central air conditioning. Space pak for second and third floor.
Taxes:	\$8,558.39 (2016 annual).
Possession:	30-60 days or to be arranged

OFFERED FOR SALE AT \$1,950,000

MAIN FLOOR

FOYER

- Tile floor
- Closet
- Wainscoting
- Large solid wood pocket door
- Attractive staircase

LIVING ROOM

- Hardwood floor
- Wood burning fireplace with marble surround and hearth
- Crown moulding
- California shutters
- Double glass pocket door
- Large bay window overlooking front garden

DINING ROOM

- Hardwood floor
- Paneled walls
- French doors

KITCHEN

- Eat-in kitchen
- Hardwood floor
- Granite countertop with double undermount sink
- Custom cabinetry
- Plenty of storage

MUDROOM

- Hardwood floor
- Double exposure
- California shutters
- Walkout to back terrace

FOUR PIECE BATHROOM

- Hardwood floor
- Marble countertop

LAUNDRY ROOM

- Linoleum floor
- Wall-to-wall built-in storage
- Large laundry sink
- Plenty of storage
- Tile backsplash
- Walkout to back garden





SECOND FLOOR

(Leaded glass windows, wainscoting and pot lights)

MASTER BEDROOM

- French doors
- Hardwood floor
- Crown moulding
- Custom millwork
- Pot lights
- Walkout to sunroom/office

SUNROOM/OFFICE

- Hardwood floor
- Glass paneled pocket door
- Wall-to-wall windows
- California shutters
- Skylight
- Overlooking back garden
- Could be designed as a walk-in closet off the master bedroom

SECOND BEDROOM

- Hardwood floor
- Closet with built-in organizers
- Built-in shelves
- Windows
- California shutters
- Overlooking front garden
- Access to four piece semi ensuite

FOUR PIECE SEMI ENSUITE

- Travertine floor
- Jacuzzi tub and shower combination with travertine surround
- Pedestal sink with mirror
- Travertine backsplash
- Sconces
- California shutters



FAMILY ROOM

- Hardwood floor
- Crown moulding
- California shutters
- Overlooking kitchen and back garden
- Walkout to back deck

KITCHEN

- Hardwood floor
- Crown moulding
- Granite countertop with undermount stainless steel double sink
- Custom cabinetry
- Floor to ceiling pantry
- Plenty of storage
- California shutters

Laundry Closet

If the buyer plans on using this home as a single family, they could convert the following spaces to an ensuite bathroom and dressing room. Please see floor plan for proposed layout. The kitchen could be re-used elsewhere.

THIRD FLOOR

THIRD BEDROOM

- Hardwood floor
- Two closets
- California shutters
- Large windows
- Overlooking back garden

FOURTH BEDROOM

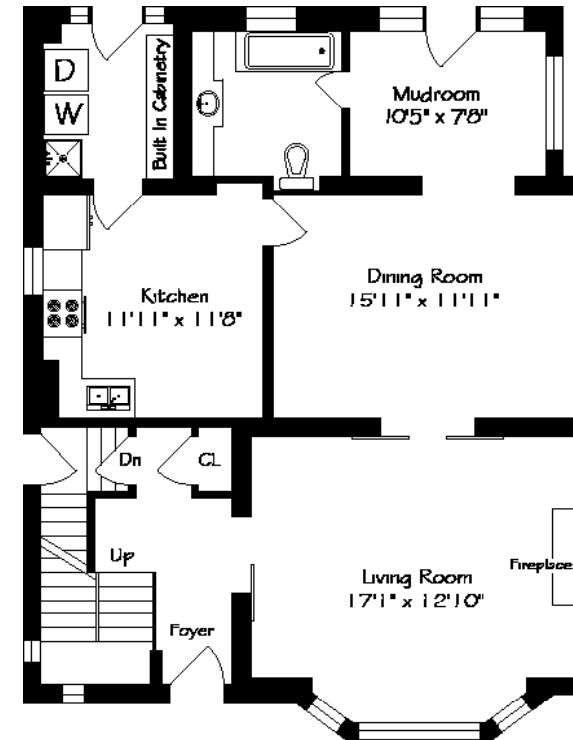
- Hardwood floor
- Closet
- Wardrobe
- Large window overlooking front garden

THREE PIECE BATHROOM

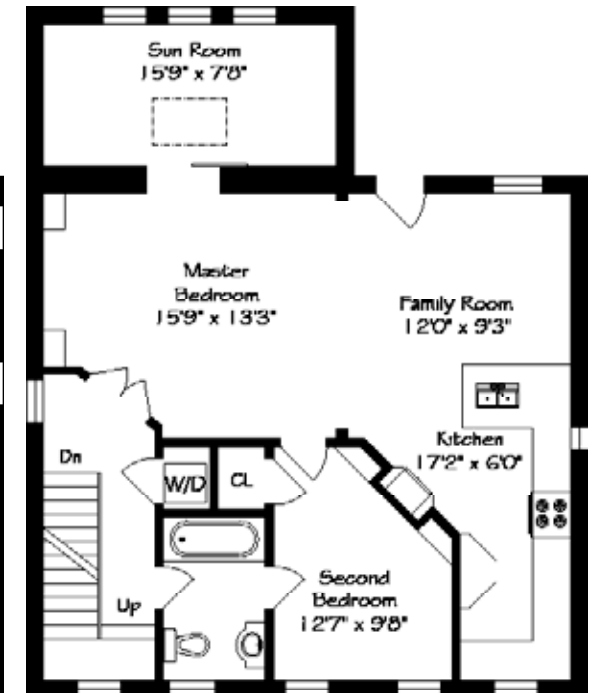
- Travertine floor
- Custom vanity with granite countertop
- Separate shower with glass enclosure and tile surround
- Mirror
- Sconces
- California shutters

Linen Closet with Built-in Organizers

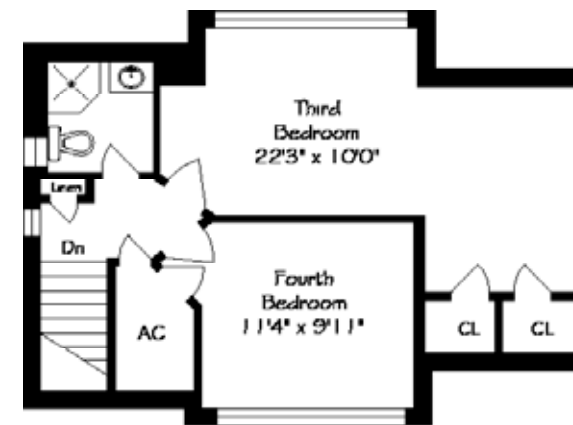




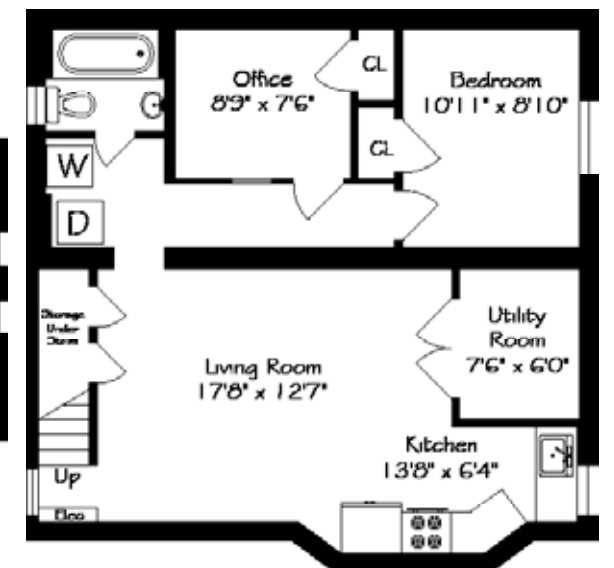
Main Floor - 1118 Square Feet



Second Floor - 1013 Square Feet



Third Floor - 598 Square Feet



Lower Level - 857 Square Feet

LOWER LEVEL

(Separate one bedroom suite)

Open Concept Floor Plan

Separate Side Entrance

LIVING ROOM

- Broadloom
- Pot lights
- Open to kitchen

KITCHEN

- Tile floor
- Pot lights
- Plenty of storage

BEDROOM

- Broadloom
- Closet
- Pot lights
- Window

OFFICE

- Broadloom
- Closet
- Window

LAUNDRY

- Tile floor
- Pot lights
- Washer and dryer

FOUR PIECE BATHROOM



For more information please visit 312StClairAvenueEast.com

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