



HEAPS ESTRIN

REAL ESTATE TEAM



340 St Clair Avenue East



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An exceptional income property in the heart of Moore Park, this renovated duplex offers a great opportunity for those looking for an investment, a downsize option or for someone wanting to live in one of the city's top neighbourhoods. The main floor suite offers a spacious floor plan with three bedrooms, renovated kitchen with breakfast bar overlooking a stunning dining room, and large living room with wood burning fireplace. There is also a media room and recreation room in the lower level. The upper unit houses three bedrooms with a renovated kitchen and spacious living room. The lower level was recently separated into two areas, giving additional space to both the main and upper units. Private backyard gardens with double garage for easy parking. Our Lady of Perpetual Help Catholic School, Deer Park Junior and Senior Public School, Northern and North Toronto schools in district. Steps to the ravine, public transportation and the many amenities of Yonge and St. Clair.

Features

MAIN FLOOR UNIT

- Oversized living room with hardwood floors, wood-burning fireplace and crown moulding. Walkout to front porch and overlooks front gardens
- Renovated kitchen with custom cabinetry, pot lights, granite countertops, white subway tile backsplash and breakfast bar. Overlooks the dining room and garden beyond
- Dining room with hardwood floors, crown moulding and open concept to kitchen
- Master bedroom boasts hardwood floors, double closet and ample light with garden views
- Second bedroom with hardwood floors and closet. Overlooks rear garden
- Third bedroom with hardwood floors and closet. (currently used as an office)
- Main floor powder room with marble floors and floating vanity
- Front hall closet and linen closet
- Updated washroom with marble decorative floors, floating vanity and white subway tile backsplash
- Lower level offers a large room ideal as a guest suite or recreation room, media room, three-piece washroom with laundry area and ample storage
- Shared use of private back garden









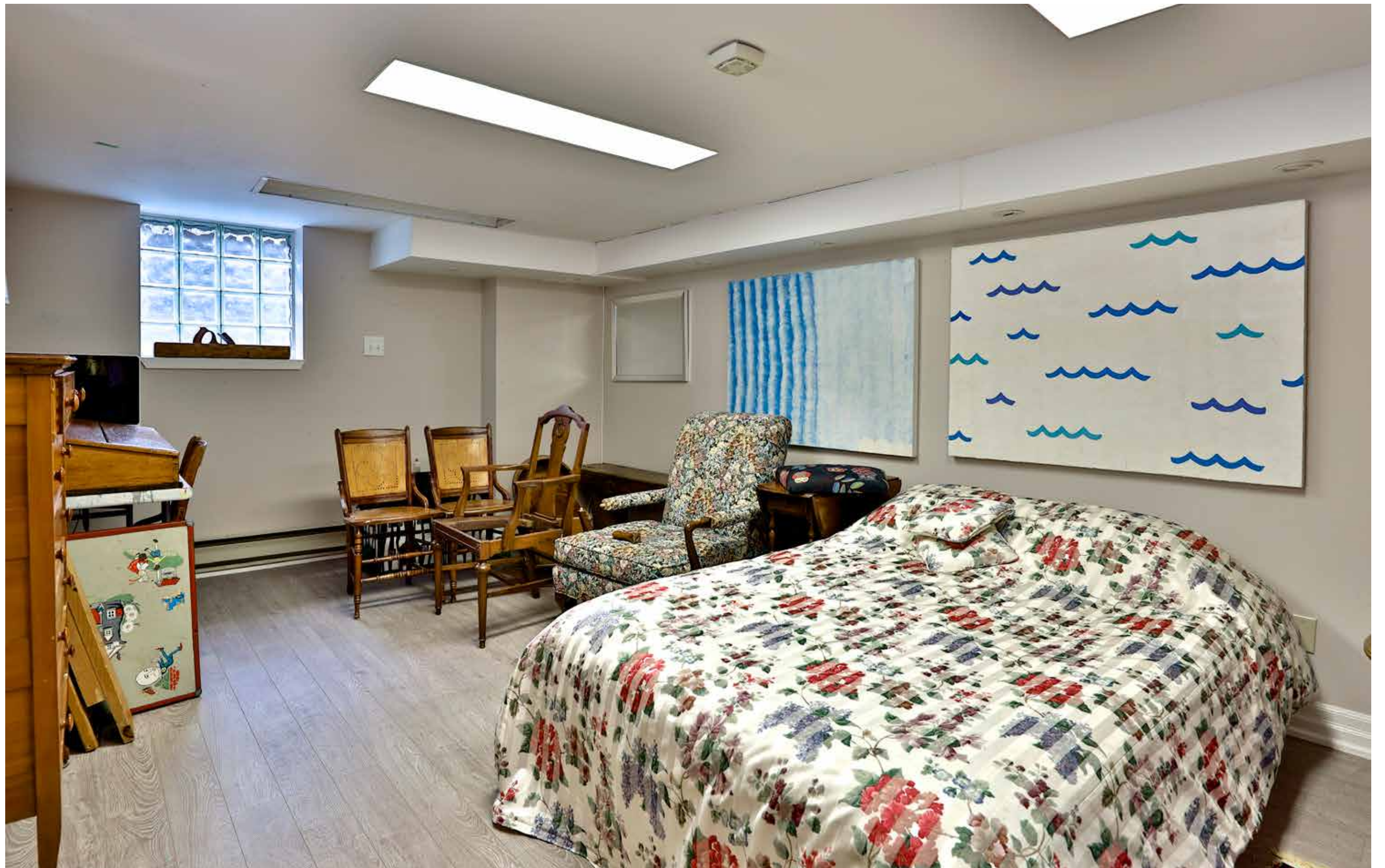
Features

UPPER UNIT

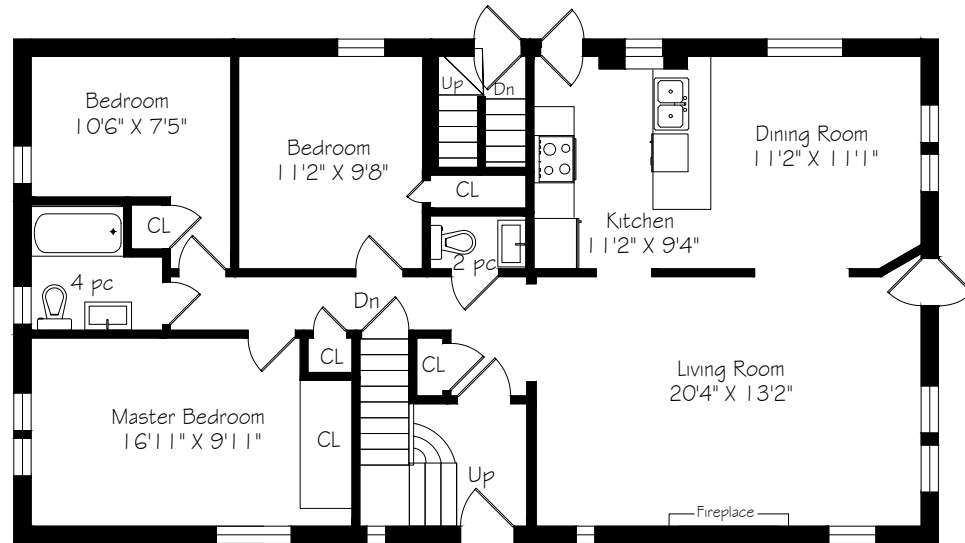
- Generous three bedroom suite with treed views
- Large living room with hardwood floor, fireplace, and crown moulding
- Dining room offers hardwood floors, crown moulding, leaded glass windows and French doors to family room
- Renovated kitchen with new cabinets, stainless steel appliances, and undermount sink with Caesarstone countertop and white subway tile backsplash
- Entry closet
- Updated two-piece powder room
- Large master bedroom with hardwood floor and closet
- Second bedroom with hardwood floors and closets
- Third bedroom with hardwood floors
- Renovated bathroom with new vanity, tile floor and white subway tile backsplash
- Lower level with space for a recreation room, laundry room with laundry sink and storage area



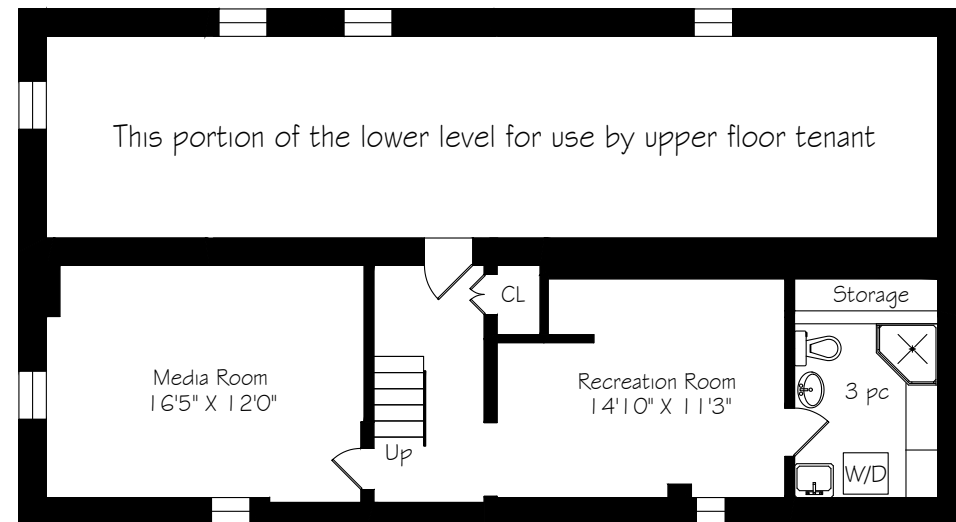




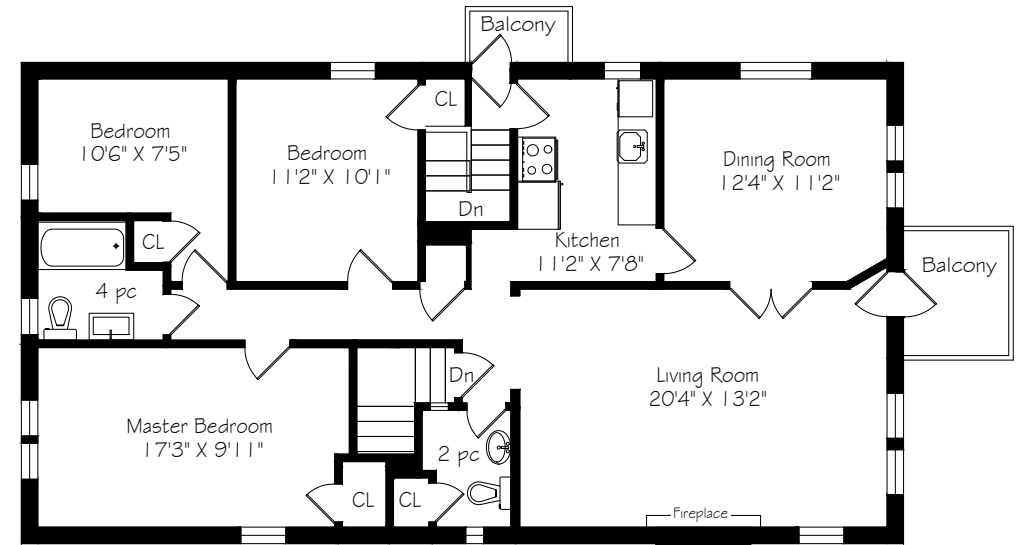




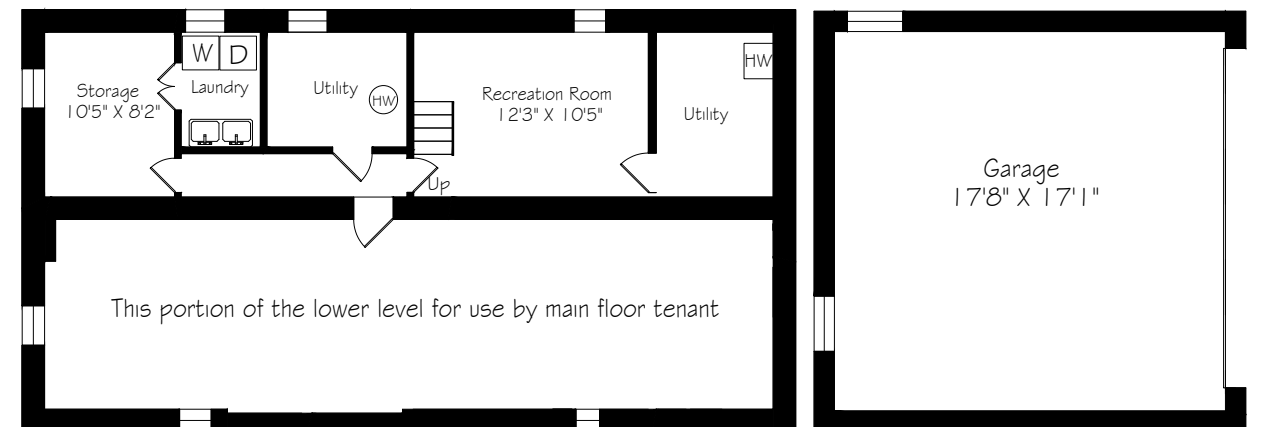
Main Floor Suite
1303 Square Feet



Lower Level
1303 Square Feet



Second Floor Suite
1303 Square Feet



Lower Level
1303 Square Feet

Garage
370 Square Feet



Details

LOT SIZE 39.99 feet by 110 Feet	HEATING Hot water gas
TAXES \$8,048.87 (2019)	COOLING Two split system air conditioners
POSSESSION 30 to 60 days or to be arranged	PARKING Mutual drive with double detached garage

Features

- Fabulous curb appeal
- Impressive lot size in one of Toronto’s most desirable neighbourhoods
- Gracious entranceway
- Three generous bedrooms in both the main and upper units
- Close proximity to top private schools
- Great school district: Deer Park Junior and Senior Public School, Our Lady of Perpetual Help Catholic School, North Toronto and Northern schools in district
- Minutes to Mooredale House, a fabulous local community centre with children’s programming, camps, pool, preschool and more
- Steps to Moorevale Park, a wonderful park with playground, tennis, splash pad and activities for children
- A short walk to the Brick Works Market on the weekend or wind your way through the city on the walking and bike trails
- Steps to Summerhill Market and the shops of Summerhill Avenue
- Minutes to downtown via Mount Pleasant Road or the Bayview Extension

IMPROVEMENTS

- New dishwasher in upper floor unit (2018)
- Updated entire house to meet fire code, including firewall protection around the furnace room, installed fire protection in basement ceiling and self-closing fire doors (2017)
- New washer in main floor unit (2017)
- New furnace (2016)
- Two new ductless air conditioners installed (2014)
- Exterior painted (2014)
- Upgraded landscaping with low maintenance shrubs in front and rear yard
- New wrought iron railing on deck (2014)
- Installed new durable flooring in the common area and stairs (2014)
- Renovated kitchen in upper unit with all new appliances and Caesarstone countertops (2014)
- Renovated upper unit bathroom (2014)
- Moved laundry from upper unit to basement (Still roughed-in for upper unit)
- Lower level was separated into two sections, giving each tenant basement laundry and living space/ storage (2014)

INCLUSIONS

- Gas boiler and equipment
- Two split system air conditioning units
- All electric fixtures except where excluded

Upper unit:

- GE refrigerator
- GE stove
- GE dishwasher
- GE microwave
- Frigidaire washer and dryer

Main floor unit:

- GE refrigerator
- GE built-in microwave
- Samsung stove
- Whirlpool dishwasher
- Frigidaire washer and dryer

EXCLUSIONS

- Chandelier in the dining room of main floor unit
- All of the tenants’ artwork and mirrors
- Barbecue in backyard

RENTAL

- Hot water tank



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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