

42 GARFIELD AVENUE

Moore Park

your
BESTMOVE

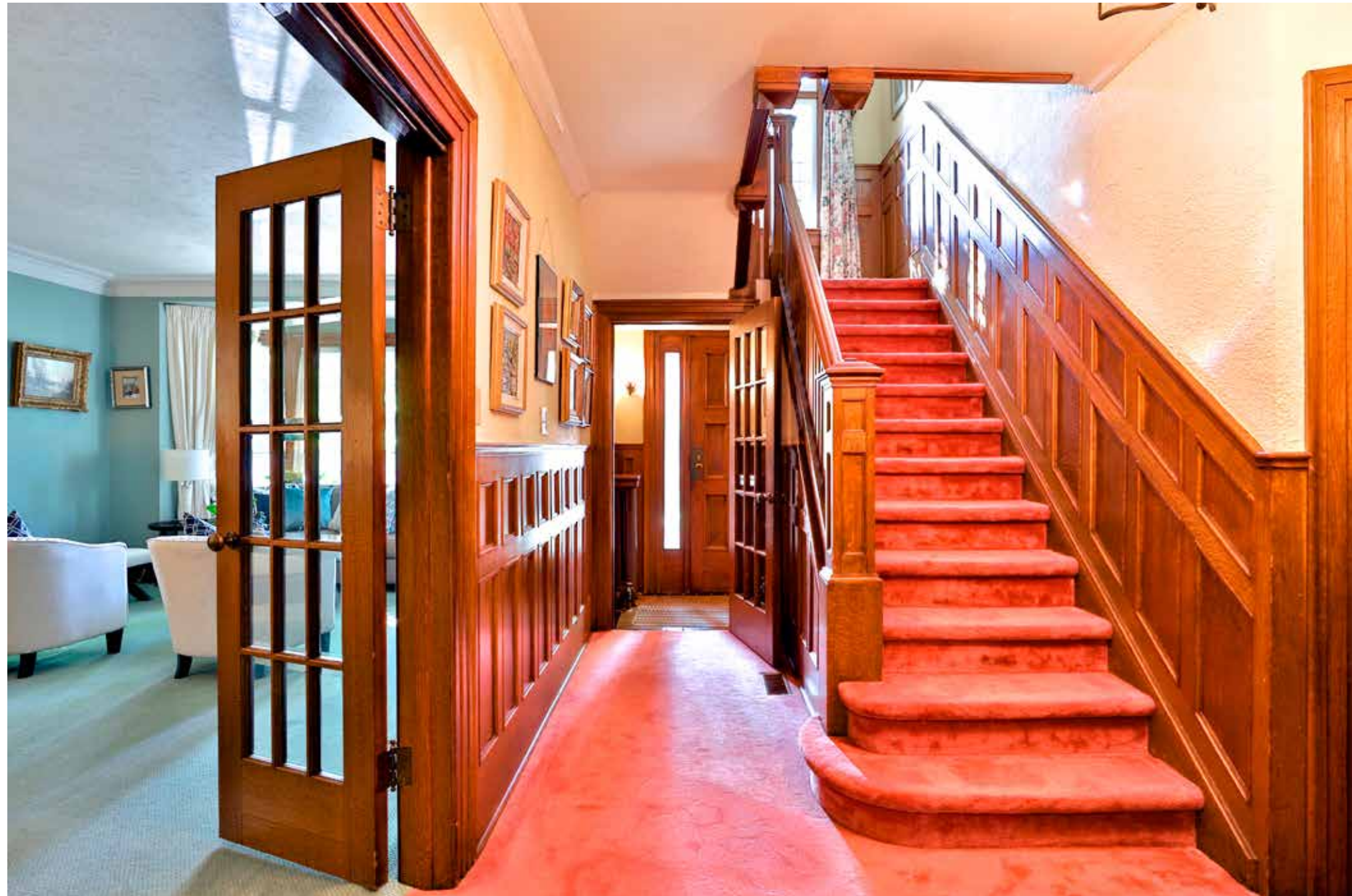


42 GARFIELD AVENUE

This Moore Park home offers one of the best locations, in one of Toronto's most coveted neighbourhoods. This gracious beauty boasts tremendous space and a wonderful layout. The character of the home has been beautifully maintained by the same owners for 51 years. The scale of this home is sure to impress with large, well proportioned rooms throughout. Customize to suit your needs. Abundance of parking on the long private drive. Wonderful fifty foot property on coveted Garfield Avenue. Steps to both Whitney and OLPH, walking distance to the ravine and shops on Summerhill Avenue. Easy access to TTC.

FEATURES

- Detached, three storey six bedroom family home in highly desirable Moore Park
- Tremendous living space with a wonderful layout
- Beautifully maintained by the same owners for 51 years
- Enjoy as is or customize to suit your needs
- Well proportioned rooms throughout
- Quiet street – ideal for family living and entertaining
- Spacious living room with wood burning fireplace and bay window overlooking the front garden
- Abundance of storage space throughout
- Large dining room with bay window overlooking the front yard
- Eat-in kitchen with built-in breakfast nook
- Main floor family room with direct access to back garden
- Third floor with two additional bedrooms and a full bathroom
- Separate side entrance to lower level mudroom
- Lower level recreation room
- Above grade windows throughout lower level
- Private driveway with parking up to five cars and additional parking in detached garage
- Close proximity to some of Toronto's best private schools: Branksome Hall, Greenwood College, Upper Canada College and Bishop Strachan School
- Excellent school district: Whitney Junior Public School, OLPH, Deer Park Junior & Senior Public School, North Toronto Collegiate Institute, Northern Secondary School
- Close to Mooredale House, a fabulous local community centre with kids programming, camps, pool, preschool and more
- Walking distance to the ravine, the TTC and the shops of Summerhill Avenue
- Minutes to downtown core via Mount Pleasant Road





MAIN FLOOR

Vestibule

- Tile floor
- Wainscoting
- Coat closet

Foyer

- Broadloom
- Crown moulding
- Wainscoting

Living Room

- Broadloom
- Wood burning fireplace with mantle (not used by current owners)
- Crown moulding

- Leaded stained glass windows
- French doors to study
- Bay window overlooks front garden

Study

- Broadloom
- Wood burning fireplace with mantle (not used by current owners)
- Built-in bookshelves and cabinetry

- Stained glass windows
- Wainscoting
- Window overlooks back garden



MAIN FLOOR

Dining Room

- Hardwood floor
- Wainscoting
- Leaded stained glass window
- Wall sconce
- Butler's door

- Large bay window overlooks front garden

Family Room

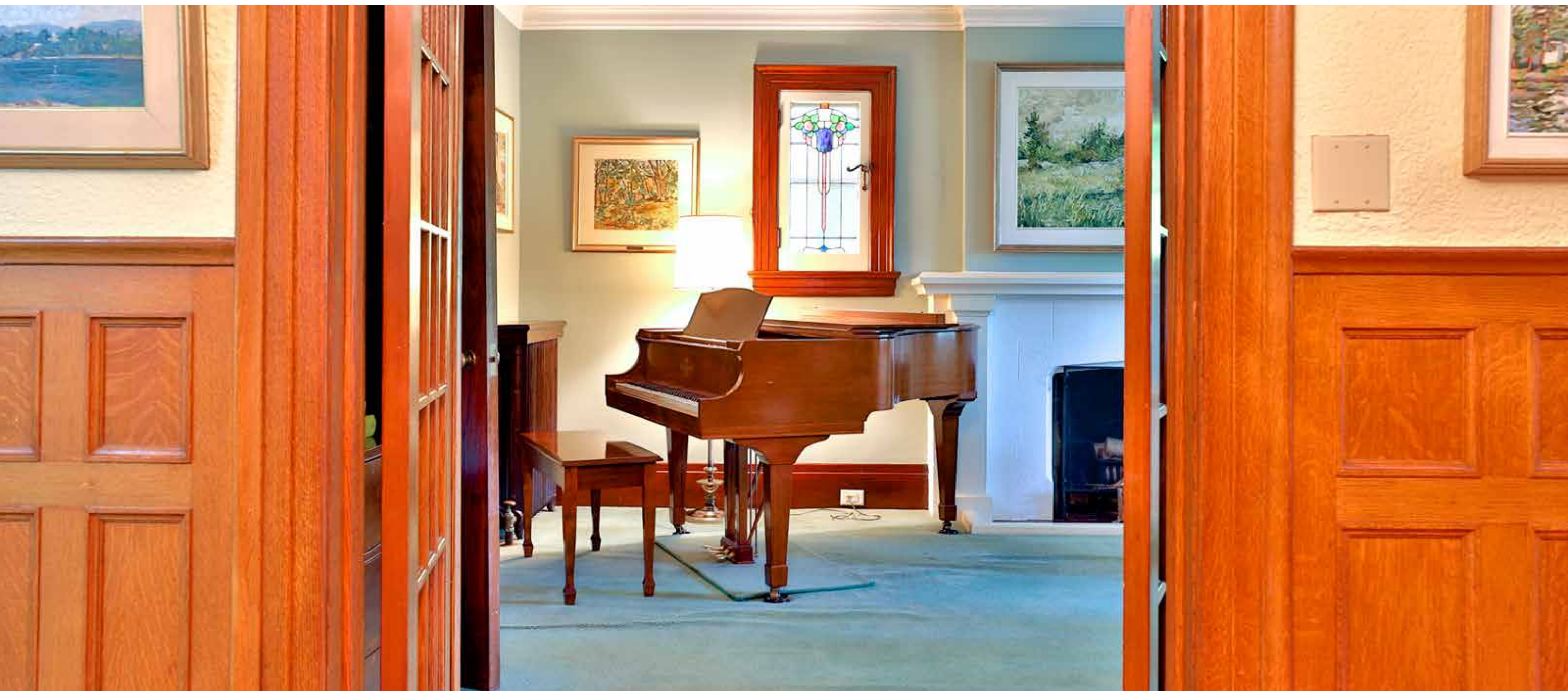
- Broadloom
- Large window overlooks back garden
- Access to back garden and detached garage

Kitchen

- Eat-in kitchen
- Built-in desk
- Plenty of storage
- Window overlooks back garden

Breakfast Area

- Custom built-in breakfast banquette
- Leaded showcase cabinet
- Walkout to family room





SECOND FLOOR

Master Bedroom

- Broadloom
- Crown moulding
- Closet
- High baseboard
- Windows overlooking front garden

Second Bedroom

- Broadloom
- Crown moulding
- Closet
- High baseboard
- Windows overlooking front yard

Four Piece Ensuite Bathroom

- Tile floor
- Built-in cabinet
- Shower and tub combination with glass enclosure





SECOND FLOOR

Third Bedroom

- Broadloom
- Crown moulding
- Walk-in closet
- Large window overlooks back garden

Fourth Bedroom

- Broadloom
- Crown moulding
- Closet
- High baseboard
- Large window overlooks back garden

Four Piece Bathroom

- Tile floor
- Shower and tub combination with jets
- Built-in wall cabinetry
- Window

Two Linen Closets

Separate Back Staircase

- Direct access to lower level





THIRD FLOOR

Fifth Bedroom

- Broadloom
- Closet with sliding doors
- High baseboard
- Window

Sixth Bedroom

- Broadloom
- Closet with sliding doors
- Window

Four Piece Bathroom

- Tile floor
- Built-in cabinet
- Shower and tub combination
- Window overlooks back garden

LOWER LEVEL

Separate Side Entrance

Mudroom

Recreation Room

- Broadloom
- Built-in cabinetry
- Plenty of storage

Laundry Room

- Tile floor
- Closet
- Built-in shelves and cabinetry
- Laundry sink

Utility Room

- Double closets
- Built-in shelves
- Above grade window

Storage Room

- Tile floor
- Built-in cabinetry
- Plenty of storage
- Above grade window

Two Piece Bathroom

Large Storage Room







ADDITIONAL INFORMATION

Inclusions:

Viking fridge, Kenmore stove, GE built-in microwave, Maytag built-in dishwasher, Maytag washer and dryer, all window coverings, all electrical light fixtures (except where excluded), Beaumark stand-up freezer, Frigidaire fridge, gas boiler and equipment, SpacePak air conditioning and equipment.

Exclusions:

Light fixtures on wall in master bedroom, mirror on wall of third floor bedrooms and floor lamp in living room.

Lot: 50 feet by 125 feet.

Drive: Private driveway with detached garage.

Heating: Hot water gas.

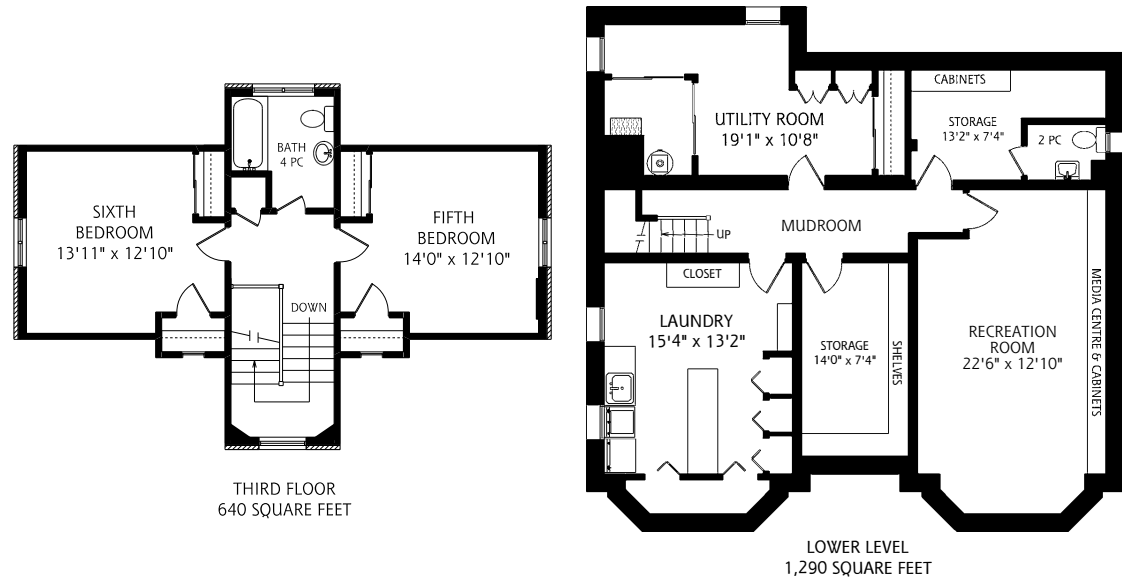
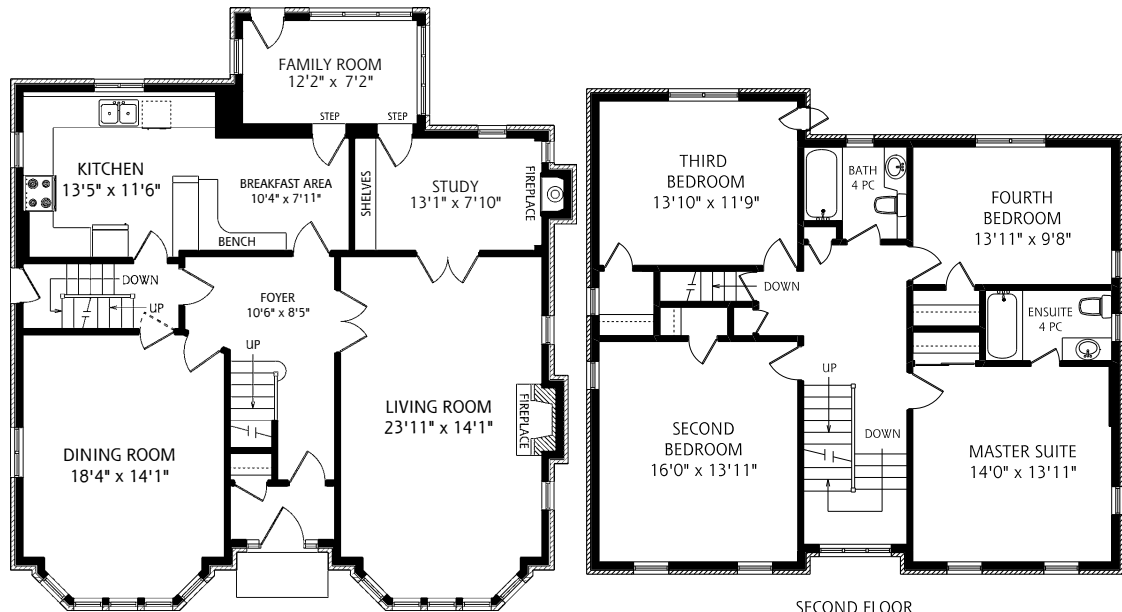
Cooling: SpacePak air conditioning.

Taxes: \$13,380.16 (2017 annual).

Possession: 60 days or to be arranged.

OFFERED FOR SALE AT

\$3,200,000



NEIGHBOURHOOD

80

TRANSIT SCORE

75

BIKE SCORE

This location is in the Moore Park neighborhood in Toronto.

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 2 minute walk away and the nearest rail transit stop is a 12 minute

walk away.

With excellent assigned and local public schools near this home, your kids will get a great education in the neighbourhood. There are also two Catholic schools and a private school within 2.76 km of this address.

This home is located in park heaven, with 13 parks and a long list of recreation facilities within a 20 minute walk from this address.

Nearby parks include David A. Balfour Park and Moorevale Park.

For more information, please visit

42GARFIELDAVENUE.COM

CLIENTS' FAVOURITE MEMORIES OF THEIR HOME

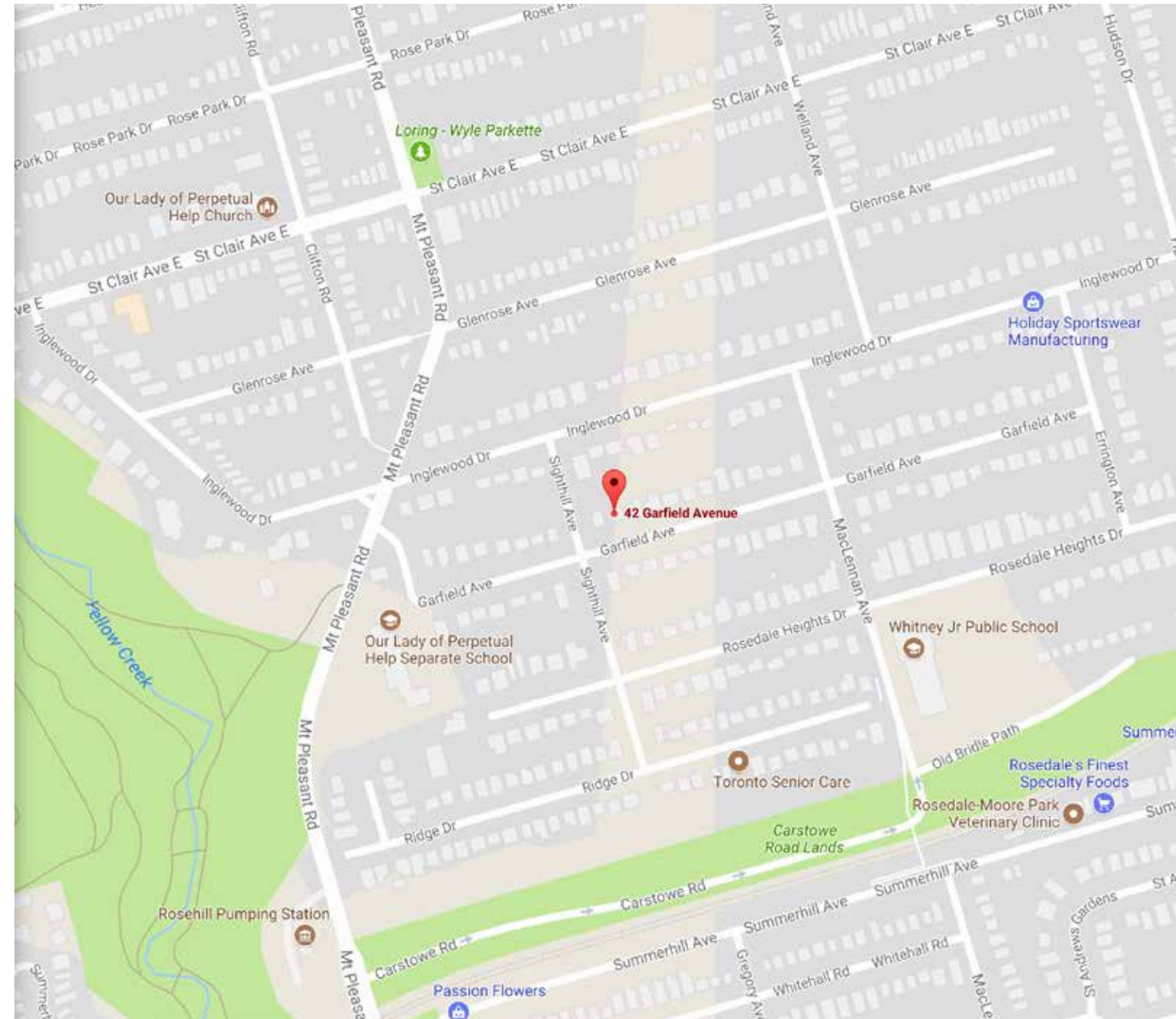
"We always enjoyed big family parties with extended family. We regularly had twenty people in the dining room, not to mention tables spilling into the hallway and living room.

Our family has lived here for fifty

years and we raised eight children with enough comfortable living space for everyone. It has always been a place people can come home to. We always enjoyed a full house at Christmas.

The kids and grandkids loved playing hide and go seek in our home, running up and down both staircases and between the different levels.

Our home is full of happy memories."



HOW CAN WE HELP?

As a buyer, we understand your emphasis on finding the perfect home. The purchase of a property is more than just a transaction. It is a milestone, a change in lifestyle, and a step towards new moments and memories.

As a seller, we understand your focus on results and a smooth process. Your home is full of stories, recollections, and celebrations. The sale can be sentimental, and you want to ensure that 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 provide every client with a full service real estate experience that exceeds all expectations.

Let us show you why we are #1 in Toronto and Top 5 in Canada for Royal LePage, and how our down-to-earth approach creates lifelong relationships.

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