



HEAPS ESTRIN

REAL ESTATE TEAM



53 Moore Avenue



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Desirable and definitively Moore Park. Detached, pristine three bedroom home with gracious principal rooms, main floor family room and powder room. Lower level with dug down recreation room and wine cellar. Abundance of storage. Stunning landscaped south facing garden. Features include wood panelling, mouldings, hardwood floors, wood-burning fireplaces and updated kitchen and bathrooms. Fantastic opportunity to establish roots in one of Toronto's most coveted, family-friendly neighbourhoods. Short walk to Yonge & St Clair, top schools and easy access to parks and the ravine system.



Details

LOT SIZE

25 feet by 100 feet

TAXES

\$7,400.35/2020

DRIVEWAY

Mutual driveway with detached garage with parking for one car. Easy permit parking on street

HEATING

Hot water gas

COOLING

Split air conditioning unit

Features

- Detached, three bedroom and two bathroom Moore Park home on a private south lot
- Original detailing with modern upgrades, including main floor powder room, and premium appliances; Sub-Zero fridge, KitchenAid stainless gas range, and Miele stainless dishwasher
- Rear family room addition with direct access to landscaped, south facing garden with treed views
- Oak hardwood flooring on the main floor
- Two wood-burning fireplaces
- Fantastic light throughout with second floor skylight
- Ample storage space throughout
- Remodelled master bedroom with vaulted ceiling
- Separate side entrance from driveway
- Partially dug down lower level with temperature controlled wine cellar
- Beautifully landscaped backyard with African mahogany decking and fabulous front and rear landscaping
- Boiler and roof replaced seven years ago
- Detached garage accessed via mutual drive
- Easy access to downtown, TTC and highways
- Steps from ravine and biking trails
- Proximity to shops and restaurants of Yonge and St. Clair
- Deer Park school district and close proximity to some of Toronto's best private schools

INCLUSIONS

- Sub-zero fridge, KitchenAid gas range, Miele dishwasher, GE microwave, Whirlpool washer and dryer, A/C unit for wine room (wine isn't included!) all broadloom where laid, all ELF's, All window coverings, all built-in shelving including shelving in basement storage room on east wall (living room shelving opposite fireplace is not included)

EXCLUSIONS

- All backyard furniture, planters, BBQ and firepit, the weathervane on the garage roof



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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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