



HEAPS ESTRIN

REAL ESTATE TEAM

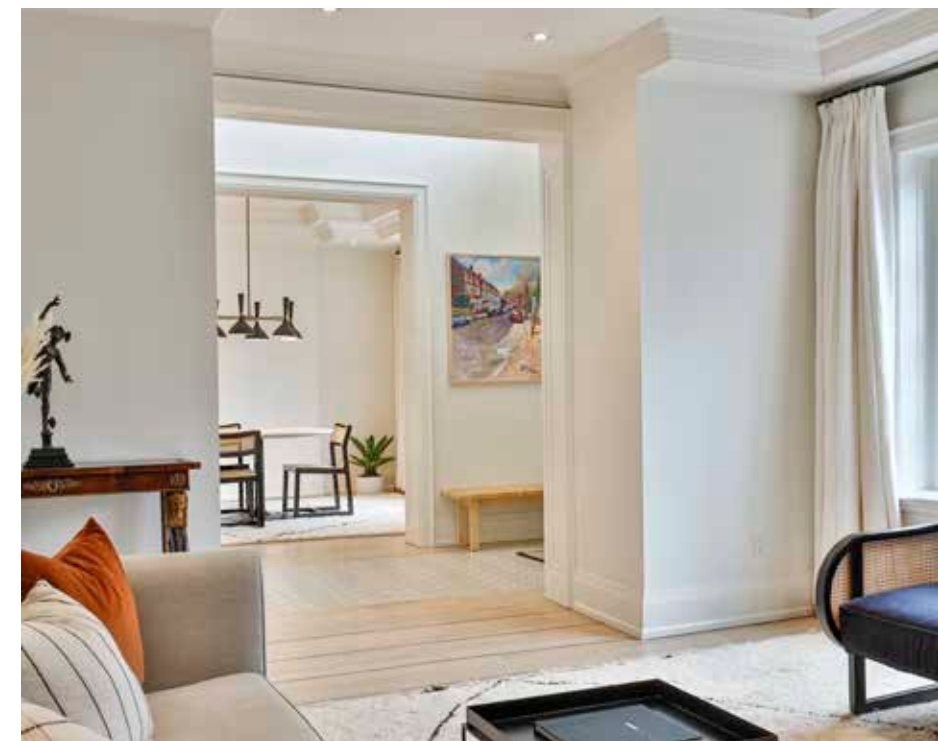


89 Ridge Drive

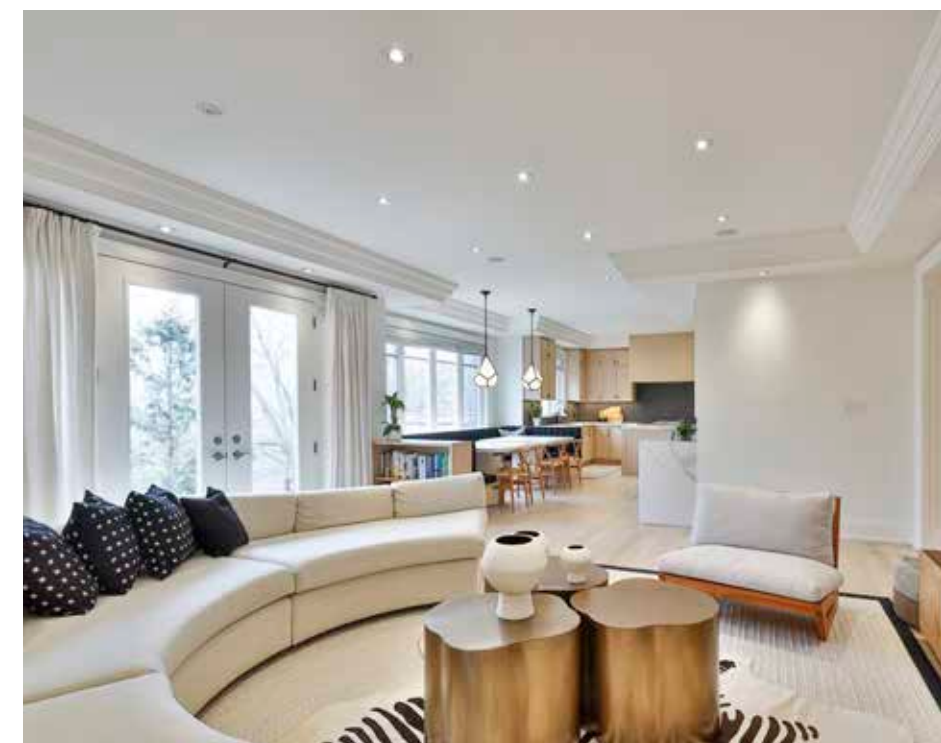


89 Ridge Drive

One of the most spectacular homes in Moore Park, 89 Ridge Drive is situated on an impressive south-facing lot, overlooking the ravine and city, on a quiet dead-end street. Brilliantly rebuilt and designed to perfection, this beautiful, sophisticated yet casual and pragmatic home invites an elevated quality of everyday living. The main floor hosts gracious living and dining rooms and a private office. Across the rear of the home spans a flawless custom kitchen, breakfast room and the utmost outstanding family room imaginable. The second floor features three spacious bedrooms, all with ensuites, including a dramatic primary suite with stunning south views, natural light, an oversized dressing room and a luxe ensuite. The third floor offers two more bedrooms, both with spacious walk-in closets and a Jack and Jill washroom. The lower level, equally impressive, houses a giant recreation room, guest suite, mudroom, direct access from the garage, ample storage and more. Wonderfully landscaped front and rear gardens surround the home. A beautiful stone patio and deck overlook the city and ravine. The lower garden offers a private park-like setting, oversized and prime for outdoor activities and play. Unbeatable setting, peacefully perched in the heart of the neighbourhood. Minutes from top-rated private and public schools, parks, the ravine, transportation and midtown's favourite amenities. Fabulous neighbours and sense of community on the street.



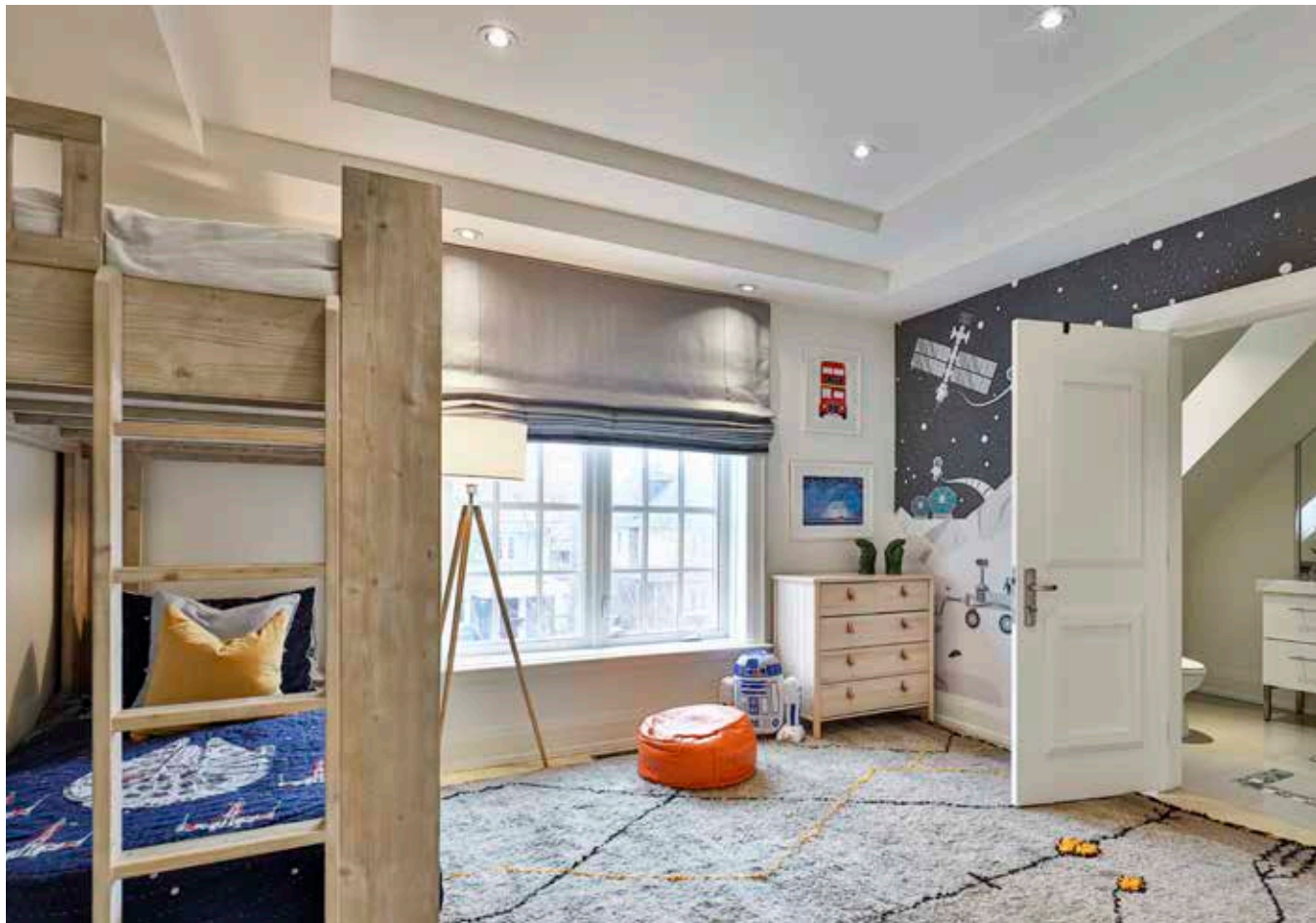


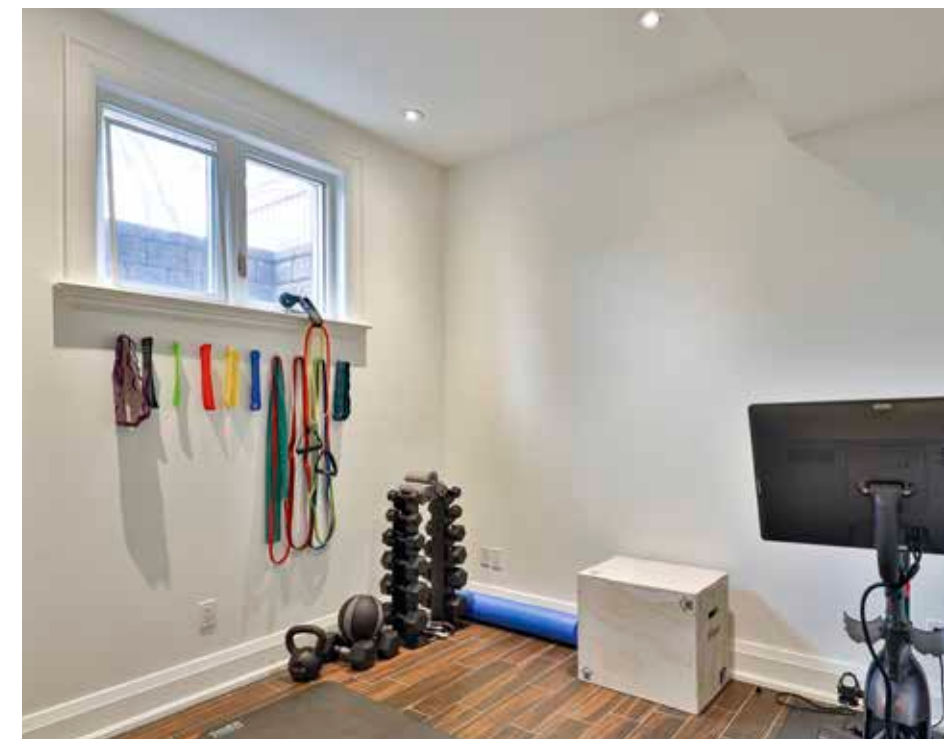


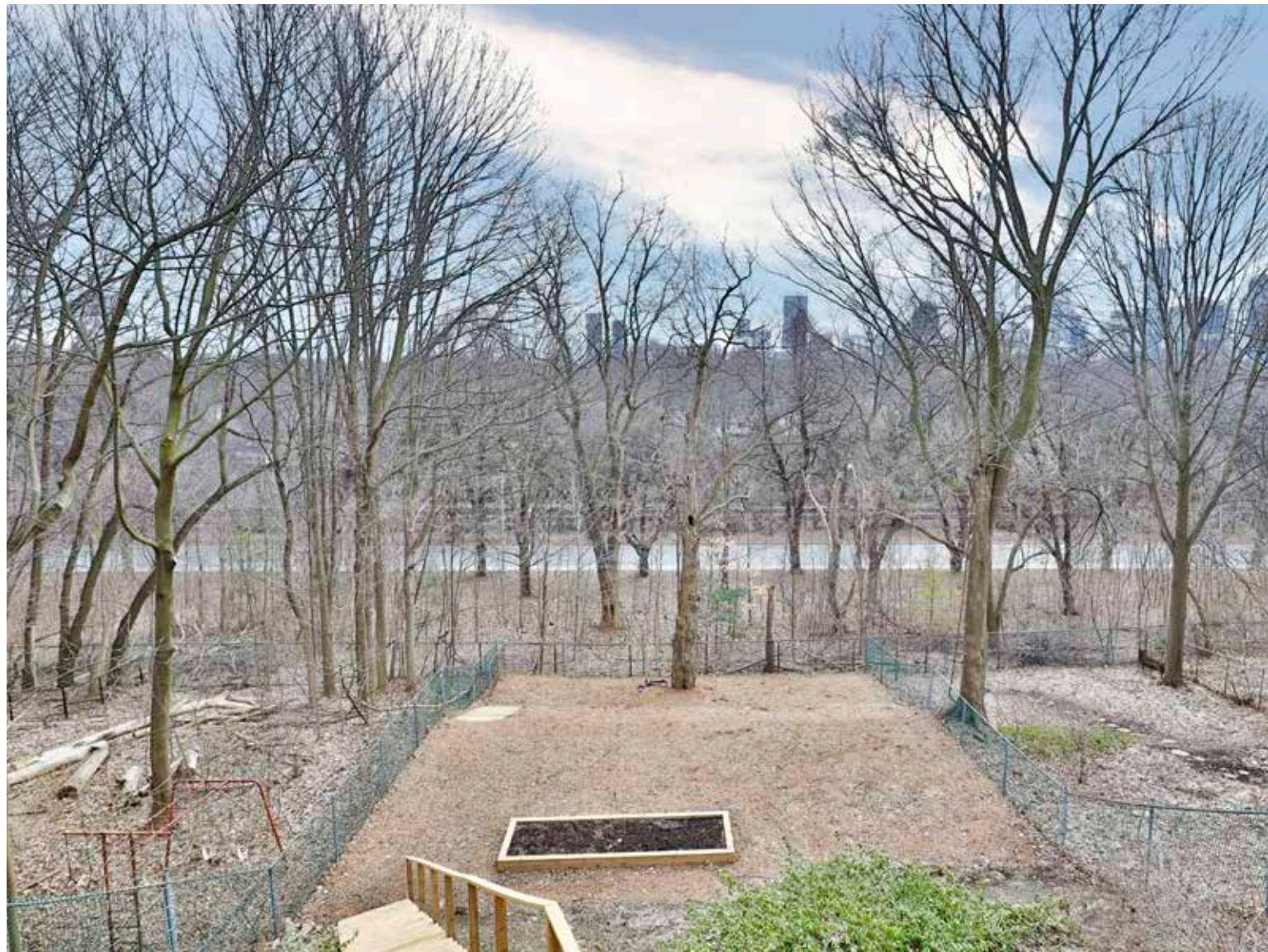
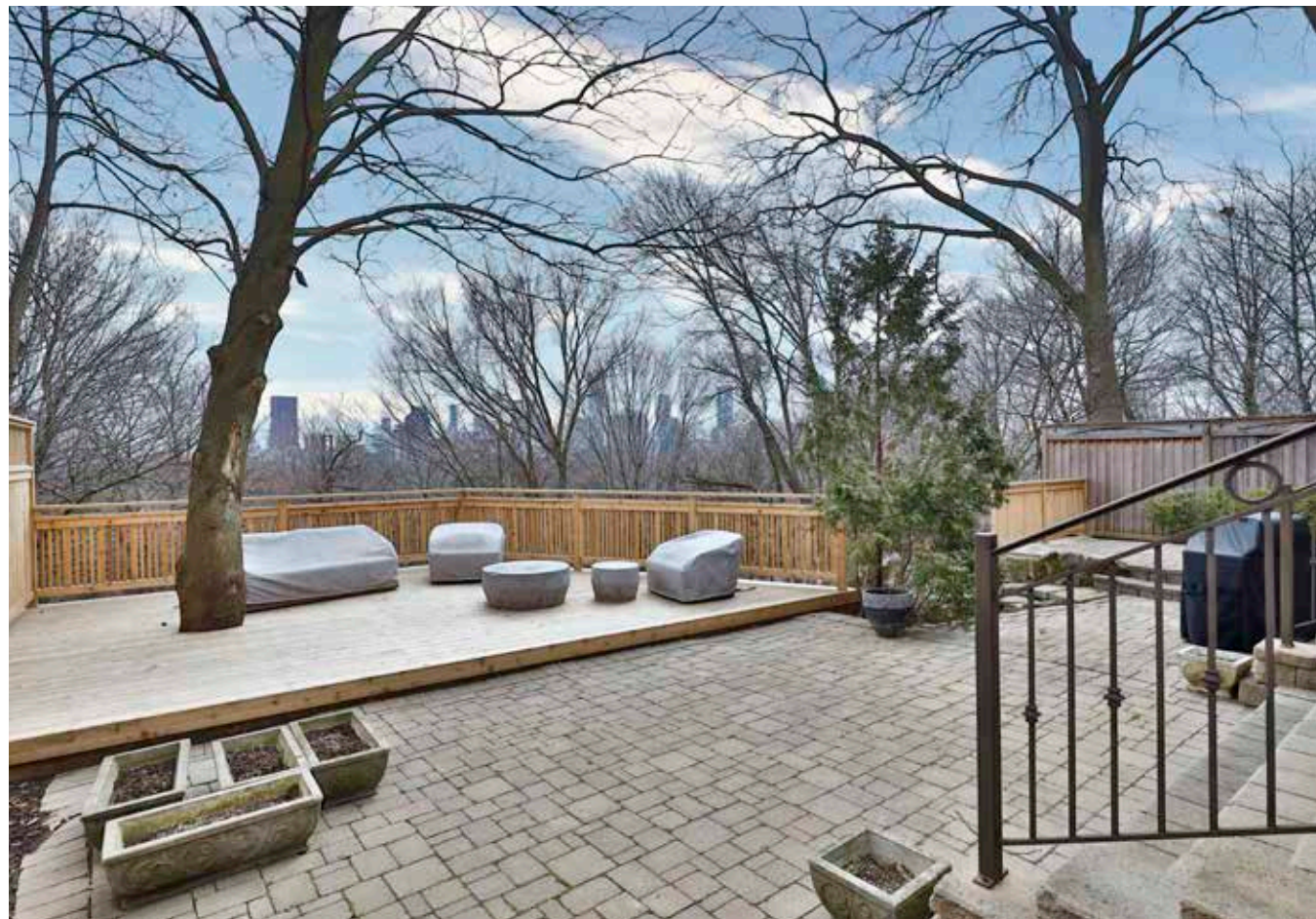














Features

- Ideally located in the heart of Moore Park, on a quiet dead-end street
- Spectacular Southern views overlooking the city skyline and ravine
- Generous lot, with an impressive 50’ of frontage
- Stately red brick front facade with excellent proportions and beautiful landscaping
- Grand entrance with double height atrium, tile inlay and double coat closet
- Sophisticated living room with hardwood floor, tall ceiling, crown moulding, gas fireplace and custom built-in display shelves
- Spacious dining room with hardwood floor, tall ceiling, crown moulding and access to the kitchen and servery
- Beautiful powder room, with tile floor, designer sconces and an incredible custom marble vanity
- Rare main floor office with hardwood floor, high ceiling, crown moulding and custom millwork
- South facing family room with hardwood floor, gas fireplace, built-in speakers and crown moulding, overlooking the city and open to the breakfast room
- Beautifully designed and well planned breakfast room with a custom built-in banquette, views of the city, and open to the kitchen and family room
- Flawless custom kitchen with top of the line appliances, stone counter tops, generous storage, under mound lighting and stunning sight-lines
- Full servery with storage, stone counter top and beverage fridge
- Impressive second floor with spacious landing and full laundry room equipped with ample storage
- Absolutely spectacular primary suite with vaulted ceiling, skyline and ravine views, gas fireplace, dressing room and seven piece ensuite
- Spacious second and third bedrooms, both with generous closets and ensuite washrooms
- Generous third floor with two more bedrooms, both with walk-in closets and a Jack and Jill washroom
- Wonderful lower level with a fantastic double recreation room with full ceiling height, gas fireplace, above grade windows, pot lights and storage
- Ideal guest-suite, also with full ceiling height and wonderful natural light
- Direct access from the garage and the driveway to the lower level, leading to the mudroom
- Full washroom, pantry and storage room also make up the lower level
- Impressive front and rear gardens equipped with landscape lighting and irrigation
- Two tiered rear yard including a beautiful stone patio and wood deck off the family room
- Park-like lower level garden with an incredible volume of space for play
- Private driveway with room for two cars
- Built-in garage, equipped with electric car charging station
- Ethernet cabling
- 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

INCLUSIONS

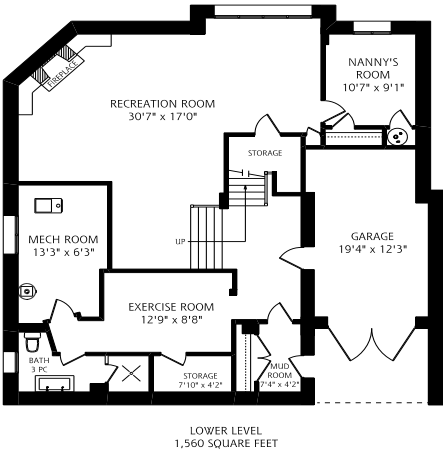
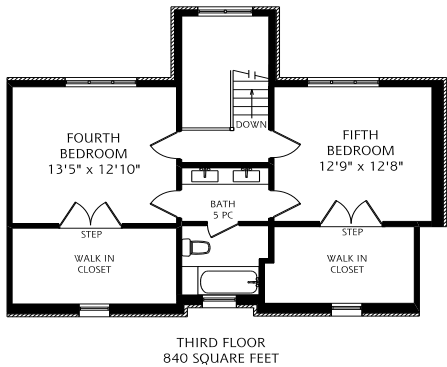
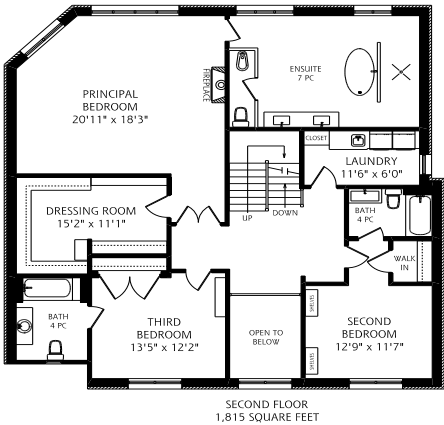
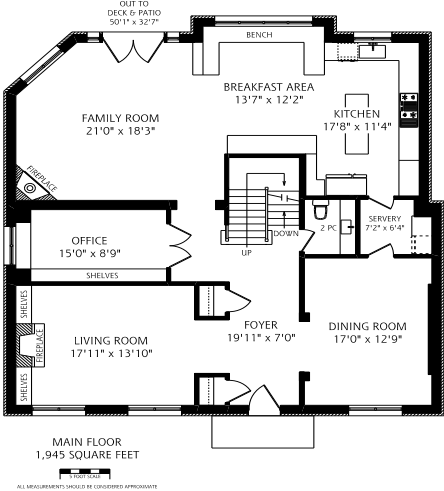
- Wolf stainless steel stove, Ventahood hood fan, panelled KitchenAid dishwasher, stainless steel fridge with freezer, beverage fridge, Frigidaire washer and dryer, all electric light fixtures, all window coverings, gas burner and equipment, central air conditioning and equipment

EXCLUSIONS

- All televisions and artwork

RENTAL ITEMS

- Hot water tank



Details

LOT
50’ X 181’ feet

TAXES
\$20,240.01 (2020)

POSSESSION
Flexible

HEATING
Forced air gas

COOLING
Central air conditioning

DRIVEWAY
Private driveway with built-in garage



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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