



# 235 HEATH STREET EAST

Cailey  
**HEAPS ESTRIN**  
REAL ESTATE SERVICES

[www.235HEATHSTREETEAST.com](http://www.235HEATHSTREETEAST.com)

### ADDITIONAL INFORMATION:

**Inclusions:** Kenmore fridge with bottom freezer, General Electric oven, General Electric built-in microwave and fan (fan being sold in "as is" condition), General Electric dishwasher, LG front load washer, General Electric front load dryer, all window coverings (except where excluded), all electric light fixtures (except where excluded), cabinets and bookshelves in lower level, central air conditioning system and equipment, two automatic garage door openers and gas burner and equipment.

**Exclusions:** Dining room light fixture, main floor bathroom light fixture, antlers in kitchen, Danby freezer in lower level and window coverings on main floor.

Lot: 25 feet by 140 feet (slightly irregular, please see survey).  
Parking: Private driveway with detached double garage.  
Heating: Forced air gas.  
Cooling: Central air conditioning.  
Taxes: \$6,165.45 (2015 annual).  
Possession: Flexible.

**Offered for Sale at \$1,150,000**



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Sales Representative

*your*  
**BEST MOVE**

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1391 Bayview Avenue, Toronto M4G 3A6



## Main Floor

### VESTIBULE

- Tile floor
- Vintage architectural door
- High ceiling
- Overlooks front garden

### LIVING ROOM

- Hardwood floor
- High ceiling
- Pot lights
- Custom built-in bookshelves
- Crown moulding
- Open to dining room



### DINING ROOM

- Hardwood floor
- High ceiling
- Stunning wood burning fireplace with wood mantle
- Crown moulding
- Pot lights
- Open concept
- Overlooks front garden



### KITCHEN

- Renovated
- Eat-in
- Hardwood floor
- Double farmhouse sink
- Tile backsplash
- Undermount lighting
- Walkout to back deck
- French doors overlooking back garden

### RENOVATED THREE PIECE BATHROOM



## Second Floor

(Stained glass window)

### MASTER BEDROOM

- Hardwood floor
- Wall to wall built-in closets with organizers
- Closet with built-in shelves
- Pot lights
- Large windows
- Overlooks front garden

### RENOVATED FIVE PIECE BATHROOM

- Marble floor
- Pot lights
- His and hers sinks
- Marble countertop
- Wall sconces
- Separate tub with glass surround
- Lots of storage

### SECOND BEDROOM

- Hardwood floor
- Closet

### THIRD BEDROOM

- Hardwood floor
- Overlooks back yard



## Lower Level

(Partially Finished)

### RECREATION ROOM

- Concrete floor
- Above grade window

### STORAGE/LAUNDRY AREA

- Concrete floor
- Above grade windows
- Double laundry sink



### FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Sophisticated renovation in desirable Moore Park
- Designer's own home
- Bright three bedroom century home full of charm and character, built in 1914
- Well designed, renovated kitchen
- Open concept living – great for entertaining
- Walkout to spacious south facing garden
- Private driveway with detached double garage
- Family friendly street
- Steps to Moorevale Park with playground, splash pad, tennis courts and lawn bowling
- Entrance to the wonderful ravine system down the street
- A short walk to the Brickworks Market on the weekend or wind your way through the city on the walking and bike trails
- Close to Mooredale House, a fabulous local community centre with kids programming, camps, pool, preschool etc.
- Easy access to express bus to downtown on Mount Pleasant Road
- Walk to the subway and amenities of Yonge and St. Clair
- Walk to amenities of Mount Pleasant Road and Yonge Street
- Great public schools in district: Deer Park Junior and Senior Public School, Our Lady of Perpetual Help, Northern Secondary School and North Toronto Collegiate
- Close proximity to some of Toronto's best private schools: Branksome Hall, Greenwood College, Upper Canada College and Bishop Strachan

### IMPROVEMENTS:

- Lower level north wall and portion of east and west walls parged (2015)
- Extensively renovated in 2005:
  - Renovated kitchen (2005)
  - Renovated bathrooms (2005)
  - New roof (2005)
  - New furnace (2005)

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