



230 INGLEWOOD DRIVE

**HEAPS
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www.230INGLEWOODDR.com

ADDITIONAL INFORMATION:

- Inclusions:** Stainless steel French door Jenn-Air fridge with bottom freezer, stainless steel Jenn-Air oven, stainless steel built-in Panasonic microwave with exhaust fan, stainless steel Miele dishwasher, front load Whirlpool washer and dryer, workbench in lower level utility room, all electric light fixtures, split system air conditioning unit and equipment and gas boiler and equipment.
- Exclusions:** None.
- Lot:** 50 feet by 125 feet.
- Drive:** Private driveway with attached double garage.
- Heating:** Hot water gas.
- Cooling:** Split system air conditioning.
- Taxes:** \$14,490.03 (2015).
- Possession:** Flexible.

Offered for Sale at \$2,495,000



#1 IN
TORONTO

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your
BEST MOVE

ROYAL LEPAGE
ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE

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Main Floor

FOYER

- Marble floor
- Character door with stained glass
- Double closet

LIVING ROOM

- Hardwood floor
- Wood burning fireplace with wood mantle, concrete surround and marble hearth
- Crown moulding
- Pot lights
- Large windows
- Overlooks front garden

DINING ROOM

- Hardwood floor
- Floor to ceiling sliding doors to large deck
- Overlooks living room and back garden



KITCHEN

- Marble floor
- Custom cabinetry with soft close drawers
- Pull out cupboards with custom interiors
- Granite countertops
- Floor to ceiling pantry
- Valence lighting
- Tumbled marble backsplash
- Glass display shelves with pot lights
- Double undermount sink
- Pot lights
- Lots of storage
- Overlooks family room and back garden

FAMILY ROOM/GAMES ROOM

- Hardwood floor
- Large windows
- Pot lights
- Crown moulding
- Overlooks kitchen and front garden

POWDER ROOM





Second Floor

FAMILY ROOM/GAMES ROOM

- Hardwood floor
- Exposed brick
- Wall to wall windows
- Pot lights
- Overlooks back garden

SECOND BEDROOM (could be used as master bedroom)

- Hardwood floor
- Double closet with built-in organizers
- Pot lights
- Crown moulding
- Large windows
- Overlooks front yard

THIRD BEDROOM

- Hardwood floor
- Double closet with built-in storage/organizers
- Pot lights
- Large windows
- Overlooks front garden

FOURTH BEDROOM

- Hardwood floor
- Double closet with built-in organizers
- Pot lights
- Large window

FIVE PIECE BATHROOM

- Tile floor
- His and Hers floating sinks with glass tile backsplash
- Pot lights
- Deep tub with tile surround and glass tile trim
- Extra deep built-in storage cubbies
- Overlooks back garden

LINEN CLOSET WITH BUILT-IN SHELVES



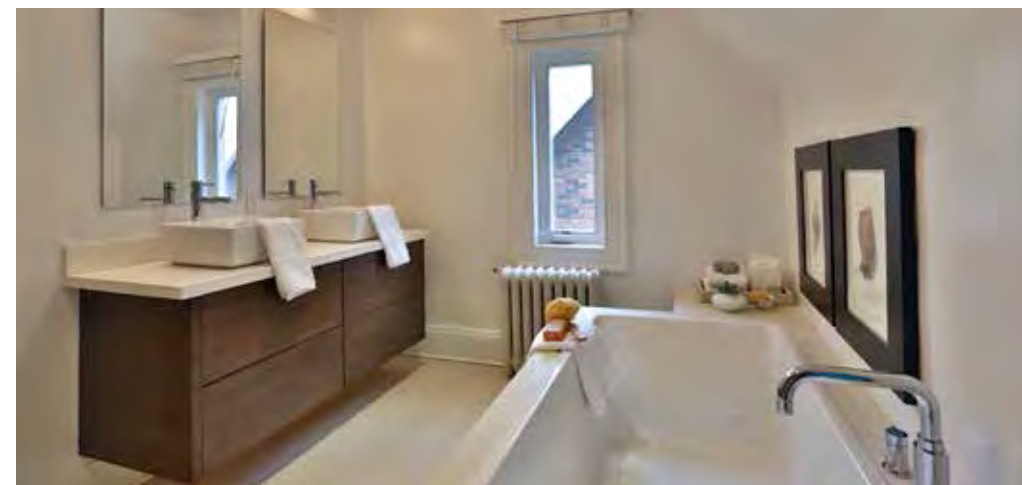
Third Floor

MASTER SUITE

- Hardwood floor
- His and Hers walk-in closet with built-in organizers
- Closet
- Vaulted ceiling
- Pot lights

FIVE PIECE ENSUITE

- Heated marble tile floor
- Floating vanity with His and Hers sinks
- Pot lights
- Vaulted ceiling
- Large tub with quartz surround
- Separate glass shower with tumbled marble floor



Lower Level

(Separate Entrance)



RECREATION ROOM

- Hardwood floor
- Wood burning fireplace with brick surround
- Wall to wall built-in shelves
- Pot lights
- Above grade windows

LAUNDRY ROOM

- Very spacious
- Tile floor
- Pot lights
- Walk-in storage closet with built-in shelves
- Wall to wall cupboards
- Folding counter
- Valence lighting
- Laundry sink
- Above grade window



UTILITY ROOM

- Concrete floor
- Work bench
- Above grade window

MUDROOM AREA

- Access from garden and garage area
- Tile floor
- Closet

FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Spacious four bedroom home in desirable Moore Park, recently rated the city's best neighbourhood
- Gracious centre hall plan
- Renovated throughout
- Main floor and second floor family rooms
- Main floor powder room
- Third floor master with ensuite and walk-in closet
- Finished lower level with walkout to south facing pool sized lot
- Spacious and private garden
- Private driveway with access to rare double garage
- Excellent school district: Whitney Junior Public School, Our Lady of Perpetual Help, Deer Park Junior and Senior Public School, North Toronto Collegiate Institute and Northern Secondary School
- Close proximity to some of Toronto's best private schools: Branksome Hall, Greenwood College, Upper Canada College and Bishop Strachan School
- Close to Mooredale House, a fabulous local community centre with kids programming, camps, pool, preschool etc.
- A short walk to the Brickworks Market on the weekend or wind your way through the city on the walking and bike trails
- Walking distance to Moorevale Park, the ravine, TTC and the shops of Summerhill Avenue
- Quick drive to downtown

RECENT IMPROVEMENTS:

- Created generous walkout from main floor to sundeck
- Refinished floors throughout
- New windows
- Removed a wall to create a more open kitchen/family room
- Created larger entrance and added closet
- Enlarged doorways to living and dining rooms
- Reconfigured rear of main floor to create main floor bathroom and view to garden

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MAIN FLOOR
1,150 SQUARE FEET

ALL MEASUREMENTS ARE TO CENTERED APPROXIMATE

1" = 5'00" SCALE



SECOND FLOOR
1,140 SQUARE FEET



THIRD FLOOR
640 SQUARE FEET



LOWER LEVEL
925 SQUARE FEET

GARAGE
21'11" x 19'11"