



# 12 MOOREHILL DRIVE

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ESTRIN**  
REAL ESTATE TEAM

[www.12MOOREHILLDRIVE.com](http://www.12MOOREHILLDRIVE.com)

**ADDITIONAL INFORMATION:**

- Inclusions: Maytag stainless steel French door fridge, KitchenAid stainless steel oven, stainless steel Panasonic built-in microwave, dishwasher, Danby fridge in lower level recreation room, Beaumark fridge in lower level storage room, Maytag washer and dryer, built-in speaker system, central vacuum system and equipment, central air conditioning system and equipment, Mr. Slim air conditioning unit in office and two gas burners and equipment.
- Exclusions: Dining room chandelier and all drapes.
- Lot: 50 feet by 269.75 feet (E), 99.4 feet (S), 241.83 feet (W) - (Irregular, please see survey).
- Driveway: Double width private driveway with detached garage.
- Heating: Forced air gas.
- Cooling: Central air conditioning.
- Taxes: \$19,127.15 (annual 2015).
- Possession: Fall 2015 or to be arranged.

**Offered for Sale at \$3,600,000**



#1 IN  
TORONTO

**HEAPS  
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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
- Large walk-in closet with built-in organizers
- Pot lights
- Crown moulding

### LIVING ROOM

- Hardwood floor
- Gas fireplace with wood mantle & stone surround
- Crown moulding
- Panelled walls
- Unobstructed ravine views
- Walkout to deck and pool

### DINING ROOM

- Hardwood floor
- Pot lights
- Crown moulding
- Wall sconces
- Custom window coverings
- Large windows overlooking front garden

### KITCHEN

- Hardwood floor
- Waffle ceiling
- Pot lights
- Crown moulding
- Large island with granite countertop and storage
- Tumbled marble backsplash
- Double undermount sink
- Valence lighting
- Floor to ceiling pantry
- Built-in desk
- Large window overlooking deck
- Overlooks family room and breakfast room
- Stunning ravine views

### BREAKFAST AREA

- Hardwood floor
- Waffle ceiling
- Crown moulding
- Glass display shelves with leaded glass
- Built-in storage
- Open to kitchen
- Large window overlooking front garden
- Access to mudroom

### FAMILY ROOM

- Hardwood floor
- Crown moulding
- Built-in speakers
- Open to kitchen
- Large windows overlooking deck
- Walkout to deck and pool
- Stunning ravine views

### MUDROOM

- Separate entrance
- Slate floor
- Pot lights
- Laundry closet with built-in storage
- Large closet with built-in storage
- Walkout to large deck and garden
- Stunning ravine views
- Direct access to breezeway to garage

### POWDER ROOM



## Second Floor

(Spacious landing with pot lights, crown moulding and skylight)

### MASTER BEDROOM

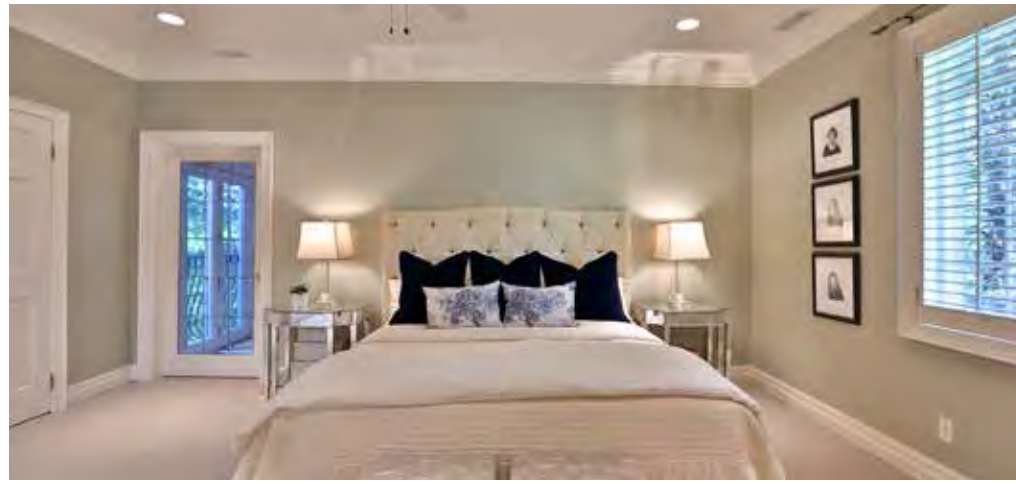
- Broadloom
- High ceiling
- His and Hers walk-in closets with custom organizers
- Pot lights
- Crown moulding
- Built-in shelves and cupboards
- Large windows with California shutters
- Overlooks front garden

### FIVE PIECE ENSUITE

- Very spacious
- Marble floor
- Pot lights
- His and hers sinks
- Vanity with built-in storage and granite countertop
- Separate shower
- Jet tub with granite surround
- Heat lamp
- California shutters
- Separate water closet
- Overlooks front garden

### STUDY

- Broadloom
- Vaulted ceiling with built-in speakers and skylight
- Wall to wall built-ins
- Juliet balcony overlooking ravine and deck
- Overlooks patio and ravine



### SECOND BEDROOM

- Hardwood floor
- High ceiling
- Wall to wall built-in closets
- Pot lights
- Built-in desk
- California shutters
- Overlooks front garden



### THIRD BEDROOM

- Broadloom
- Wall to wall closets with custom organizers
- Large windows
- Overlooks pool and ravine

### RENOVATED THREE PIECE ENSUITE

- Renovated
- Marble floor
- Separate shower with glass enclosure and marble bench
- Custom vanity with marble countertop
- Built-in storage cupboard with custom organizers

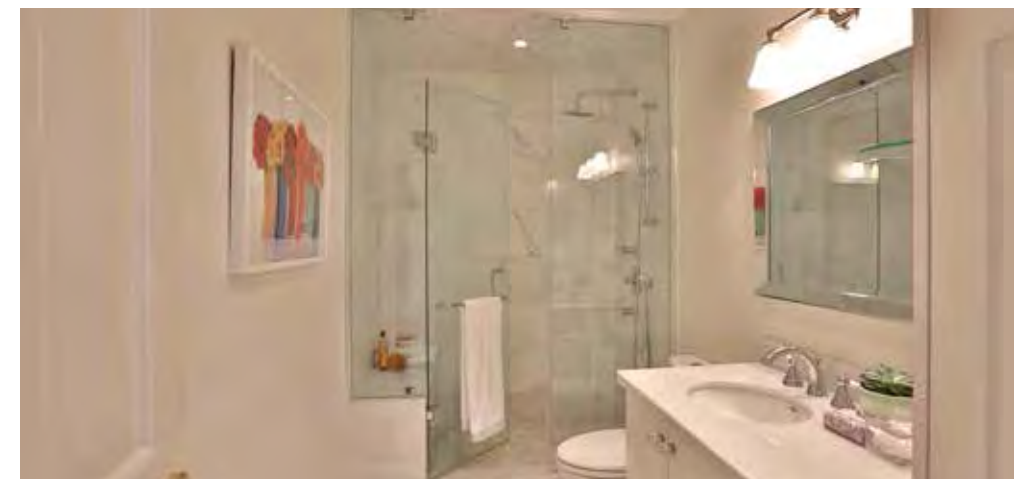


### FOURTH BEDROOM

- Broadloom
- Large double closet with built-in organizers
- Crown moulding
- Built-in desk
- Large windows overlooking ravine and pool

### FIFTH BEDROOM

- Broadloom
- Large double closet with built-in organizers
- Built-in desk
- Large windows
- Overlooks ravine



### RENOVATED THREE PIECE BATHROOM

- Marble floor
- Pot lights
- Built-in floor to ceiling storage
- Vanity with marble countertop
- Separate glass shower with built-in marble bench

## Lower Level

### RECREATION ROOM

- Broadloom
- High ceiling
- Wood burning fireplace with marble surround
- Pot lights
- Crown moulding
- Wainscotting
- Built-in bookshelves
- Built-in bar and sink
- Storage cupboards
- Overlooks ravine

### GAMES ROOM

- Marble floor
- Pot lights
- Sliding doors with walkout to patio and pool
- Open to recreation room
- Walkout to pool
- Overlooks ravine

### EXERCISE ROOM/NANNY'S SUITE

- Broadloom
- High ceiling
- Walk-in closet with built-in shelves
- Television included
- Mirrored walls

### FOUR PIECE ENSUITE

### MUSIC ROOM



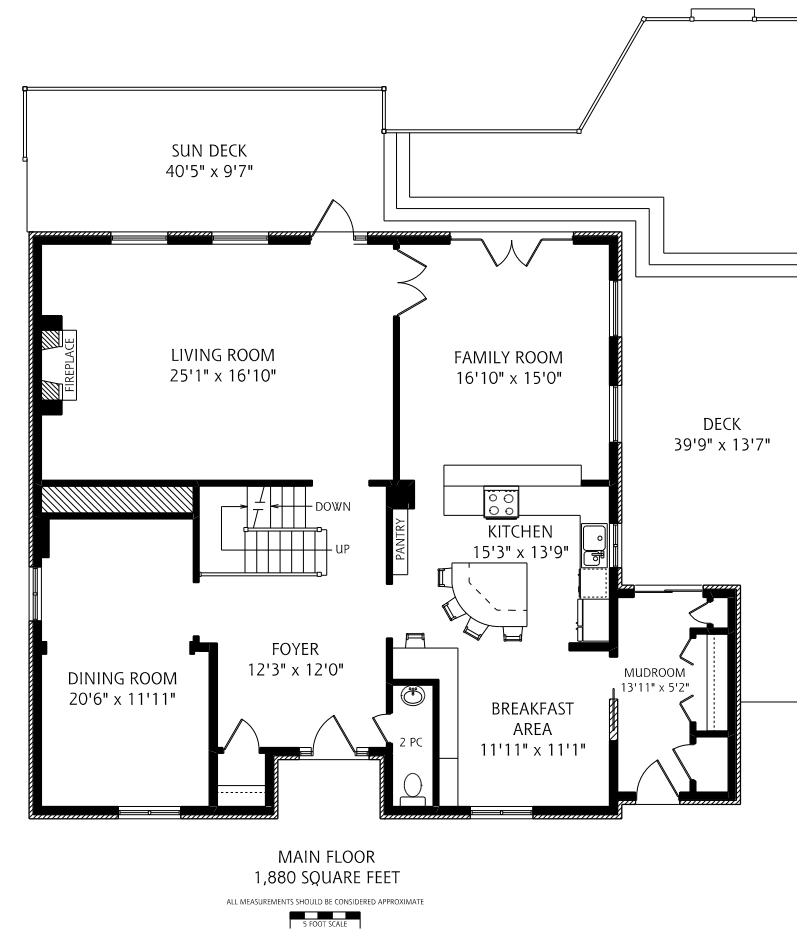
### FOUR PIECE BATHROOM

- Pot lights
- Jet tub
- Separate shower
- Mirrored walls
- Linen closet with built-in shelves

### EXTRA LARGE STORAGE ROOM

### MECHANICAL ROOM

### COLD STORAGE ROOM



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### FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Well located in popular Bennington Heights with breathtaking ravine views
- Great table land which allows for a true outdoor oasis – very special lot which widens to 99 feet.
- Beautifully renovated and spacious home with year round views – in the winter there are south views of the city skyline
- Excellent floor plan with generous principal rooms, five bedrooms and finished lower level with walkout
- Large, eat-in kitchen overlooking family room
- Generous master bedroom with ensuite and spacious study with Juliette balcony
- Incredible natural light throughout
- Stunning salt water pool, gazebo and pool house – backyard offers complete privacy
- Extremely quiet street with generous setback from the street
- Double width driveway with detached garage – no need to shuffle cars!
- Total of 5,980 square feet including lower level
- Just steps to one of the city's best schools – Bennington Heights and in district for Bessborough School for grades 7 & 8 and Leaside High School
- Entrance to the wonderful ravine system just blocks away
- Short walk to the Brickworks Market on the weekend or wind your way through the city on the bike trails
- Walking distance to great parks, the amenities of Bayview Avenue and the shops at the Bayview and Moore plaza
- Good access to the TTC – walk to bus stop on Moore Avenue
- Easy drive to downtown and quick access to the highway system
- A very rare opportunity

### IMPROVEMENTS:

- New kitchen cabinetry
- New stairs to second floor
- New bathrooms on second level (2013)
- New deck and glass railings (2013)
- Extensive landscaping in back garden including new retaining wall
- Lower level extension including wiring, lighting, gazebo and cabana (1999)
- Addition of second floor office (1997)
- Front extension and side mudroom (1992)
- New master bedroom and ensuite (1992)
- New attic structure (1992)
- New roof and skylight (1992)
- New security system with cameras (1992)
- New 7 zone HVAC control system (1992)

