



# HEAPS ESTRIN REAL ESTATE TEAM

*your*  
BEST MOVE

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## 196 INGLEWOOD DRIVE

Rarely do you see a home of this magnitude. Absolutely stunning! Enjoy this spacious home in prime Moore Park. Comprehensive renovation/rebuild with design by Connie Braemer. Exceptional kitchen and family room walkout to a south-facing garden. Master suite with his and her walk-in closets and a luxurious bathroom. Gorgeous second floor laundry room and a main floor mudroom with access from driveway. 4395 square feet above grade. Close proximity to some of Toronto's best public and private schools and a short walk to the ravine, transit and the many amenities of Summerhill Avenue.

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REAL ESTATE TEAM

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## FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Spacious five bedroom home in desirable Moore Park, recently rated the city's best neighbourhood
- Large South lot with excellent curb appeal on highly desirable street
- Completely renovated/rebuilt in recent years
- Designed by Connie Braemer
- 4395 square feet above grade plus lower level
- Custom trim work throughout including baseboards and door frames with reveal detail
- High end Pella windows throughout
- Eat-in chef's kitchen overlooking family room
- Large, open concept main floor family room
- Spacious main floor mudroom with access from driveway
- Main floor powder room
- Master suite with five piece ensuite and walk-in closet
- Stunning oversized second floor laundry room with built-in storage and folding area
- Ipad enabled control 4/Sonos sound system with speakers throughout main floor and two at back of house for patio
- Beautifully landscaped gardens
- Wonderful backyard oasis, ideal for entertaining with large in ground pool
- Private driveway with detached double garage and front pad parking area
- A short walk to Whitney and OLPH schools
- 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 the ravine, the TTC and the shops of Summerhill Avenue
- Minutes to downtown via Mount Pleasant Road

## ADDITIONAL INFORMATION:

Inclusions: Paneled Sub-Zero French door fridge/freezer, two paneled Sub-Zero fridge drawers, stainless steel Wolf built-in wall oven with Wolf heating oven drawer below, Wolf stainless steel gas cooktop, stainless steel built-in hood fan, Wolf stainless steel built-in microwave, two paneled Miele dishwashers, stainless steel Marvel wine fridge, Samsung front load washer and dryer, all electric light fixtures, all window coverings, automated sun shade window coverings in family room, all broadloom where laid, built-in speakers, outdoor patio umbrella, in ground pool and equipment, alarm system and equipment, central air conditioning system and equipment, two split system air conditioning units and equipment and gas burner and equipment.

Exclusions: None.

Negotiable Items: Ipad enabled control 4/Sonos sound system and grand piano.

Lot: 50 feet by 125 feet.

Drive: Private side by side driveway with front pad parking area and double detached garage.

Heating: Forced air gas.

Cooling: Central air conditioning with supplementary split system units on third floor.

Taxes: \$17,467.64 (annual 2016).

Possession: 30 days or to be arranged.

## MAIN FLOOR

### Foyer

- Hardwood floor with stone inlay
- Large double closet with floor to ceiling custom organizers
- Macassar ebony zebra wood ceiling detail
- Crown moulding
- Pot lights
- Custom decorative Macassar ebony zebra wood columns with lighting
- Great sight lines to back garden

### Music Room/Study

- Herringbone hardwood floor
- Bay window
- Pot lights
- Built-in speakers
- Crown moulding
- Overlooks front garden

### Living Room

- Hardwood floor
- Gas fireplace with custom Macassar zebra wood detail surround
- Leaded glass window
- Pot lights
- Built-in speakers
- Overlooks dining room and front garden

### Dining Room

- Hardwood floor
- Leaded glass window
- Crown moulding
- Pot lights
- Built-in speakers
- Paneled Macassar zebra wood accent wall
- Overlooks living room and family room
- Views of backyard



### Kitchen

- Stunning eat-in chef's kitchen
- Hardwood floor
- High ceiling with decorative detail
- Pot lights
- Custom cabinetry with stainless steel upper cabinets
- Valence lighting
- Oversized island with marble and stainless steel countertop and bar sink
- Built-in bar area with stainless steel upper cabinets
- Built-in speakers
- Double undermount sink
- Floor to ceiling pantry
  - o High end appliances
    - o Paneled Sub-Zero French door fridge/freezer
    - o Two paneled Sub-Zero fridge drawers
    - o Wolf stainless steel built-in wall oven with Wolf heating oven drawer below
    - o Wolf stainless steel four burner gas cooktop with griddle
    - o Stainless steel built-in hood fan
    - o Wolf stainless steel built-in microwave
    - o Two paneled Miele dishwashers
    - o Marvel stainless steel wine fridge
- Tile backsplash
- Two built-in garbage/recycling drawers
- Automatic window coverings/sun shades
- Overlooks family room
- Walkout to back yard

### Family Room

- Hardwood floor
- High ceiling with decorative detail and built-in speakers
- Gas fireplace flanked by custom built display shelves
- Pot lights
- Automated window coverings/sun shades
- Overlooks kitchen
- Large sliding doors with walkout to backyard

### Large Mudroom

- Tile floor
- High ceiling
- Crown moulding
- Paneled walls
- Floor to ceiling built-in storage/cubbies
- Pot lights
- Large closet
- Built-in floor to ceiling mirror with storage
- Built-in bench
- Oversized floor to ceiling pantry
- Custom window coverings
- Direct access from driveway

### Powder Room

- Stone floor
- Pot lights
- Stone accent wall
- Textured wallpaper
- Custom built-in floating sink
- Built-in storage
- Wall sconces



## SECOND FLOOR

### Master Suite

- Hardwood floor
- Exquisite tray/cathedral ceiling
- Gas fireplace
- Large walk-in his and hers closet
- Pot lights
- Custom window coverings
- Overlooks south facing landscaped garden and pool
- French doors with walkout to Juliette balcony

### Office (direct access to master bedroom)

- Hardwood floor
- Pot lights
- Two custom built-in desks
- Access to hallway, easy to convert back to bedroom if desired

### Five Piece Ensuite

- Stone floor
- Separate shower with glass enclosure and stainless steel bench
- Deep soaker tub
- His and hers sinks
- Pot lights

### Second Bedroom

- Hardwood floor
- Double closet with built-in organizers
- Built-in desk and shelves
- Custom roman blind
- Pot lights
- Overlooks front garden

### Third Bedroom

- Hardwood floor
- Closet with built-in organizers
- Built-in desk and shelves
- Custom roman blind
- Pot lights
- Overlooks front garden

### Oversized Laundry Room

- Designer tile floor
- Tile walls with built-in shelves
- Pot lights
- Custom built-in cabinetry
- Laundry sink
- Custom window covering
- Samsung front load washer and dryer

### Renovated Three Piece Bathroom





## THIRD FLOOR

(Independent Split System Air Conditioning)

### Fourth Bedroom

- High end wool carpet
- Beautiful sloped ceiling
- Double closet
- Built-in cupboards
- Pot light
- Custom window covering

### Fifth Bedroom

- High end wool carpet
- Walk-in closet
- Pot light
- Custom window covering

### Renovated Four Piece Bathroom

## LOWER LEVEL

### Recreation Room

- High end wool broadloom
- Pot lights
- Access to storage closets
- Above grade window

### Playroom

- High end wool broadloom
- Pot lights
- Window

### Generous Utility/Storage Room with Access to Crawl Space

