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## 142 MACPHERSON AVENUE

A wonderfully chic Victorian home, the perfect urban home for a discerning buyer looking to reside in Summerhill. Newly renovated in 2011 with gleaming hardwood floors and high-end modern finishes throughout. Refined living space with balance and flow for entertaining. A short stroll to all the fine shops and restaurants in the neighbourhood. Minutes to Rosedale subway station. Close proximity to the children and dog friendly Ramsden Park with skating rink in winter and tennis in summer. Two private recreation clubs nearby.

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## FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Stylish three storey Victorian home tastefully renovated in 2011 with many recent upgrades
- High ceilings throughout
- Gleaming hardwood floors throughout
- Open concept living and dining – ideal for entertaining
- Living room with gas fireplace
- Modern, eat-in kitchen with marble countertops, centre island and built-in work station (new window installed)
- Stainless steel appliances
- Main floor powder room
- Hook up for washer and dryer in second floor linen closet
- Spacious and bright main floor family room with oversized wall to wall full height windows, skylight and walkout to pretty landscaped garden and patio
- Flexible floor plan with option of master suite on second or third floor
- Third floor bedroom with three piece ensuite and walkout to north facing deck overlooking garden
- Walkout to landscaped garden with stone patio and irrigation system
- Rebuilt, detached double garage
- Prime Summerhill location
- Easy walk to the shops and restaurants of Yonge Street
- Flagship LCBO in the preserved heritage building
- Nearby Ramsden park with skating rink in the winter and tennis in the summer
- Close to Rosehill Reservoir Park with children's playground, a wading pool, waterfall and reflecting pools. The lower portion of the park features a foot path that is used by walkers, joggers and cyclists
- Walking distance to Summerhill and Rosedale subway stations
- Short stroll to both Toronto Lawn Tennis Club and the York Club
- Great school district

## IMPROVEMENTS:

- Polished and resealed marble countertop in kitchen (2016)
- New eavestroughs across front of house (south facing) (2016)
- Interior painted (2016)
- Stone pathway at front reinstalled, base leveled and all stone reset (2015)
- Installed new “restored” brick at front of house (2015)
- Rebuilt garage with new concrete foundation and floor and built-in organizing systems on two walls (2015)
- New air conditioning unit, 10 year warranty (2015)
- New skylight in family room (2015)
- New high efficiency gas furnace with humidifier, 10 year warranty (2015)
- Street water main completely dug out and replaced by city (2015)
- New window in kitchen (can be opened downwards even when raining), 5 year warranty on installation (2014)
- New sink and vanity in lower level (2014)
- New garburator in kitchen sink (2014)
- New wrap around floor to ceiling “Strassburger” mahogany windows and sliding door in main floor family room, 5 year warranty on installation (2014)
- New fan installed in second bedroom (2014)
- New window coverings in third floor bedroom (2014)
- New Nest thermostat installed (2014)
- Water line to city supply replaced with plastic pipe (2014)
- New sump pump with back water valve (2014)
- Upgraded electrical panel (2014)
- New gas line from outside meter to house (2012)
- New Samsung washer and dryer (2012)

## MAIN FLOOR

### Foyer

- Marble floor

### Living Room

- Hardwood floor
- High ceiling
- Gas fireplace
- Crown moulding
- Pot lights
- Open to dining room
- Bay window overlooking front garden

### Dining Room

- Hardwood floor
- Crown moulding
- Open to living room

### Kitchen

- Renovated in 2011
- Hardwood floor
- Marble countertops
- Marble backsplash
- Stainless steel appliances (new in 2011)
- Built-in work station
- Pot lights
- Abundance of storage space

### Family Room

- Hardwood floor
- Wrap around floor to ceiling windows (new in 2015)
- Walkout to patio and landscaped garden
- Skylight

### Powder Room

- Marble floor
- Wainscoting





## SECOND FLOOR

### Second Bedroom

- Hardwood floor
- Walk-in closet
- Bay window

### Third Bedroom

- Hardwood floor
- Closet
- Built-in bookcase

### Four Piece Semi-Ensuite Bathroom



## THIRD FLOOR

### Master Suite

- Hardwood floor
- Vaulted ceiling
- Two double closets
- Overlooks garden
- French doors with walkout to deck with panoramic view

### Three Piece Ensuite



# LOWER LEVEL

## Laundry Room

- New washer and dryer
- New laundry sink

## Utility/Storage Room

- Good storage space with built-in shelving

## ADDITIONAL INFORMATION:

**Inclusions:** KitchenAid stainless steel fridge, KitchenAid stainless steel four burner gas oven, Zephyr stainless steel range hood, KitchenAid stainless steel built-in dishwasher, Samsung washer and dryer, all window coverings, all shutters, all electric light fixtures (except where excluded), custom built-in bookshelves in second level bedroom, central vacuum system and equipment, sump pump and equipment, irrigation system and equipment, humidifier, central air conditioning system and equipment and gas burner and equipment.

**Exclusions:** Chandelier in dining room, mirror in powder room, hooks on door of second level bathroom and hooks on wall in foyer.

**Lot Size:** 16.92 feet by 112 feet.

**Heating:** Forced air gas.

**Cooling:** Central air conditioning.

**Taxes:** \$7,251.24 (2016 annual).

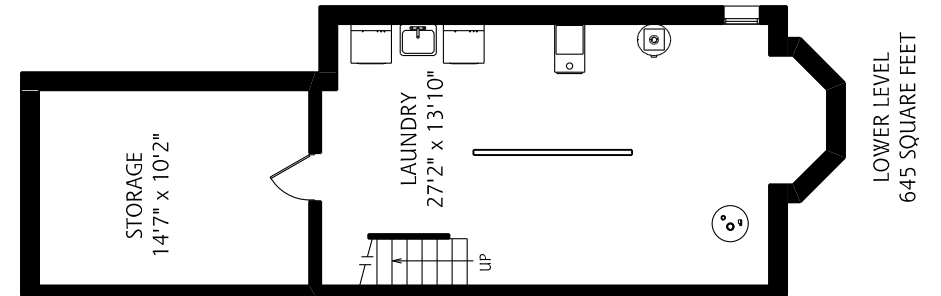
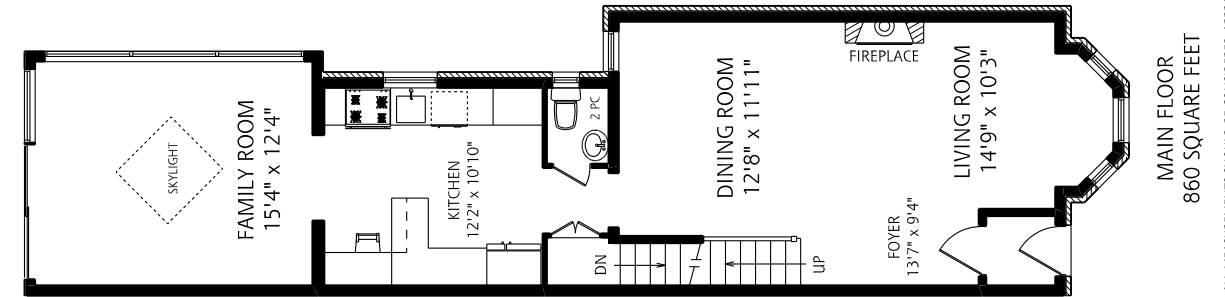
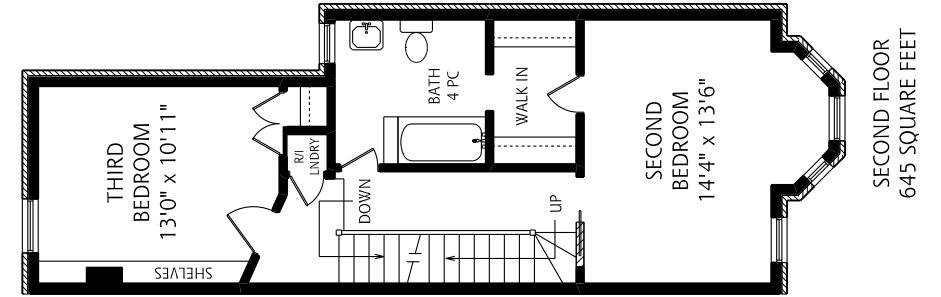
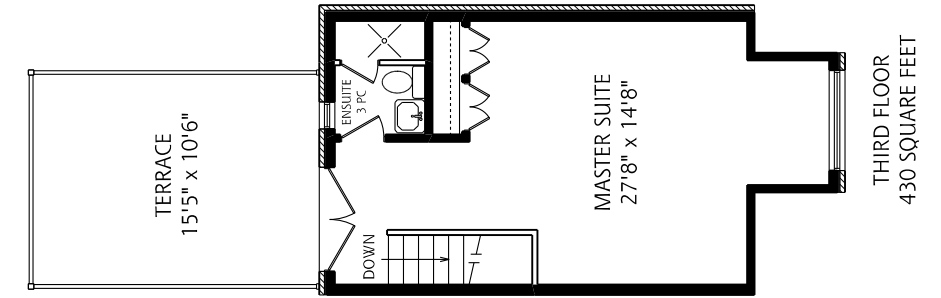
**Parking:** Rebuilt detached double garage – parking for two cars.

**Drive:** Laneway access at back of property.

**Possession:** Mid December 2016 or to be arranged.

# OFFERED FOR SALE AT \$1,995,000

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ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE  
1/8" = 1 FOOT SCALE