



HEAPS ESTRIN  
REAL ESTATE TEAM

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EVERY MOVE MATTERS

# 246 GLENROSE AVENUE

Moore Park

FEATURE SHEET

EVERY MOVE MATTERS



## **246 GLENROSE AVENUE**

Completely renovated with a full rear addition, 246 Glenrose Avenue is an exceptional family home nestled on a quiet street in one of Toronto's most desirable neighbourhoods, Moore Park. Thoughtfully designed, this special home has a sophisticated yet warm feeling. The floor to ceiling windows allow an abundance of natural light to flow throughout; the open concept main floor boasts a lovely formal living room, pristine chef's kitchen with large island, as well as substantial family room. Four generously sized bedrooms with an option for a fifth on the lower level; the large master bedroom features a walk-in closet and gorgeous ensuite. The lower level is complete with a well-equipped mudroom and two recreation room options. Professionally landscaped front and rear gardens with a lovely patio. Minutes to excellent local public schools, world-class private schools, and downtown. Steps to the TTC, ravine, bike trails, and the Brick Works.

# FEATURES

- Gorgeous, completely renovated detached four bedroom home in the highly sought after neighbourhood of Moore Park
- Three storey extension at rear
- Surrounded by beautiful, mature trees on a quiet dead end street
- Superior design and floor plan with exceptional attention to detail
- High end finishes and attention to detail throughout
- Hardwood floors throughout
- High-end windows with exterior aluminum cladding throughout
- High ceilings
- Abundance of natural light
- Open concept living and dining room, great for entertaining
- Large gourmet, chef's kitchen open to a bright family room, overlooking back garden
- Gorgeous master suite with large walk-in closet and five piece ensuite
- Fantastic lower level with mudroom, recreation room and/or guest suite
- Built-in speakers
- Exposed wood beams
- Professionally landscaped front and rear gardens with landscape lighting
- Close proximity to the city's top public and private schools including Whitney Public School, Our Lady of Perpetual Help, Greenwood, The York School, Branksome Hall, and Upper Canada College.
- Walking distance to Moorevale Park, Moore Park Tennis Club, Summerhill Market, and Ravine
- Close to Mooredale House, a fabulous local community centre with kids programming, camps, pool, preschool and more
- A short walk to the Brick Works Market on the weekend or wind your way through the city on the walking and bike trails
- Walking distance to the TTC and the shops of Summerhill Avenue
- Minutes to downtown core via Mount Pleasant Road

# IMPROVEMENTS

## 2012:

- Three storey extension at rear
- Family room, master bedroom, five piece ensuite and walk-in closet addition
- Lower level dug down in recreation room
- Complete kitchen renovation
- New hardwood floors throughout
- New roof
- New mechanical
- New wiring throughout





## MAIN FLOOR

### Foyer

- Hardwood floor
- Closet

### Living Room

- Hardwood floor
- High ceiling
- Gas fireplace with stone surround
- Built-in speakers
- Pot lights
- Large bay window overlooking front garden
- Open to dining room

### Dining Room

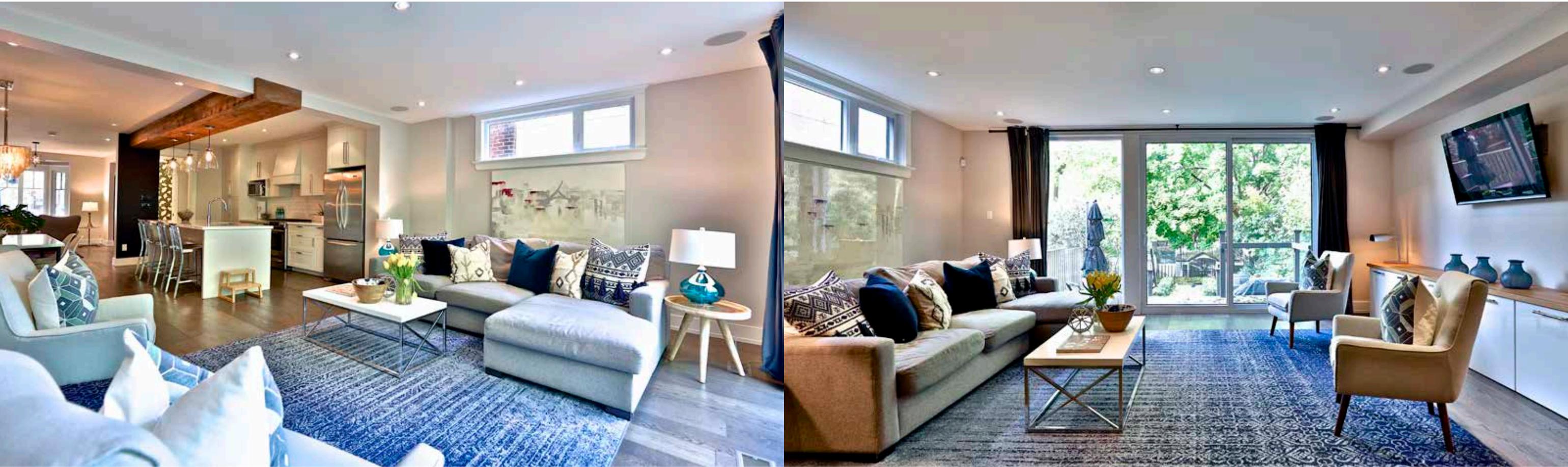
- Hardwood floor
- High ceiling
- Built-in speakers
- Custom built-in dining bench
- Designer chandelier
- Pot lights
- Open to kitchen and family room



## MAIN FLOOR

### Kitchen

- Hardwood floor
- High ceiling
- Large centre island with breakfast bar and seating for four
- Caesarstone countertops
- Custom cabinetry
- Stainless steel appliances
- Oversized undermount stainless steel sink
- Tile backsplash
- Wine fridge
- Valance lighting
- Open to dining room and family room



## MAIN FLOOR

### Family Room

- Spacious
- Hardwood floor
- High ceiling
- Floor to ceiling windows
- Large sliding door with walkout to fully landscaped terrace, back garden and children's play area

### Powder Room



## SECOND FLOOR

### Master Bedroom

- Hardwood floor
- High ceiling
- Walk-in closet
- Large windows overlooking back garden

### Four Piece Ensuite

- Pocket door
- Marble tile floor
- Built-in vanity with his and hers sinks
- Separate shower with tile surround and glass enclosure
- Sconces





## SECOND FLOOR

### Second Bedroom

- Hardwood floor
- High ceiling
- Double closet
- Overlooking front garden

### Third Bedroom

- Hardwood floor
- High ceiling
- Closet
- Overlooking front garden





## SECOND FLOOR

### Fourth Bedroom

- Hardwood floor
- High ceiling
- Double closet
- Skylight

### Four Piece Bathroom

- Tile floor
- Floating integral vanity and sink
- Tub/shower combination with tile surround
- Pot lights





## LOWER LEVEL

### Separate Side Entrance

#### Large Recreation Room (can be used as a guest suite)

- Broadloom
- High ceiling
- Pot lights
- Above grade window

#### Mudroom

- Tile floor
- Custom built-in bench
- Built-in cubbies
- Storage hooks
- Pot lights

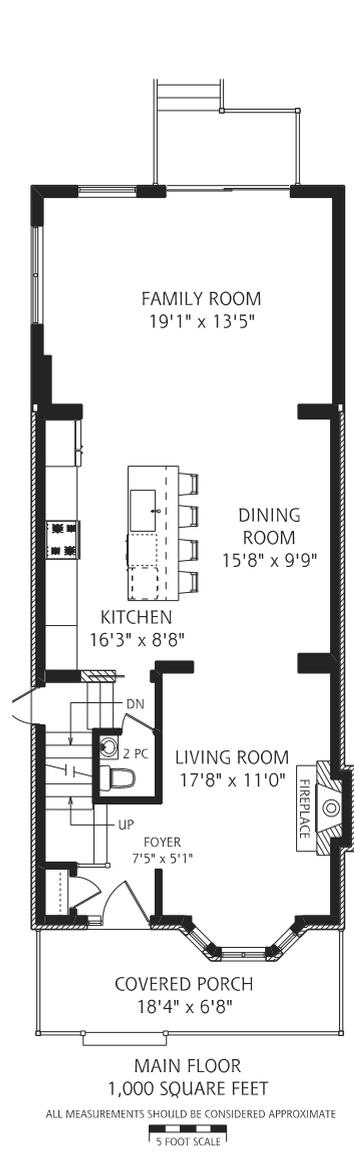
#### Play Area (can be used as recreation area)

- Broadloom
- High ceiling
- Large storage closet
- Pot lights

#### Three Piece Bathroom

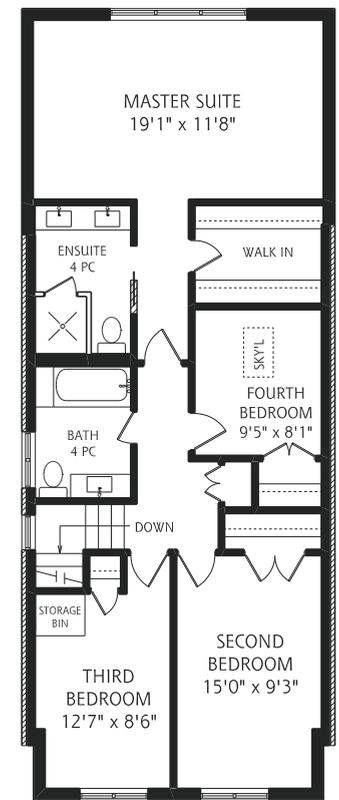
- Tile floor
- Floating integral vanity and sink
- Separate shower with glass enclosure
- Pot lights



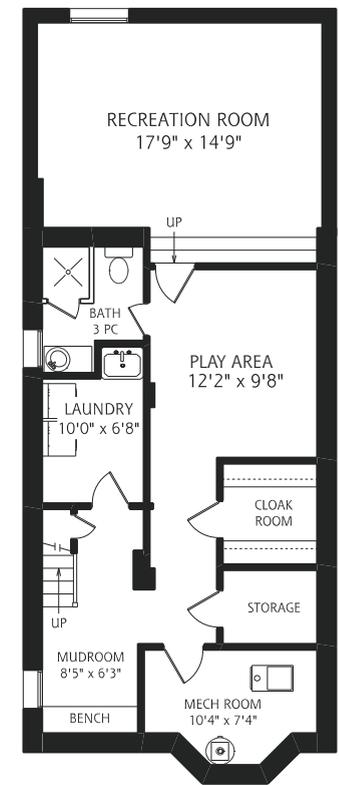


**MAIN FLOOR**  
 1,000 SQUARE FEET  
 ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE  
 5 FOOT SCALE

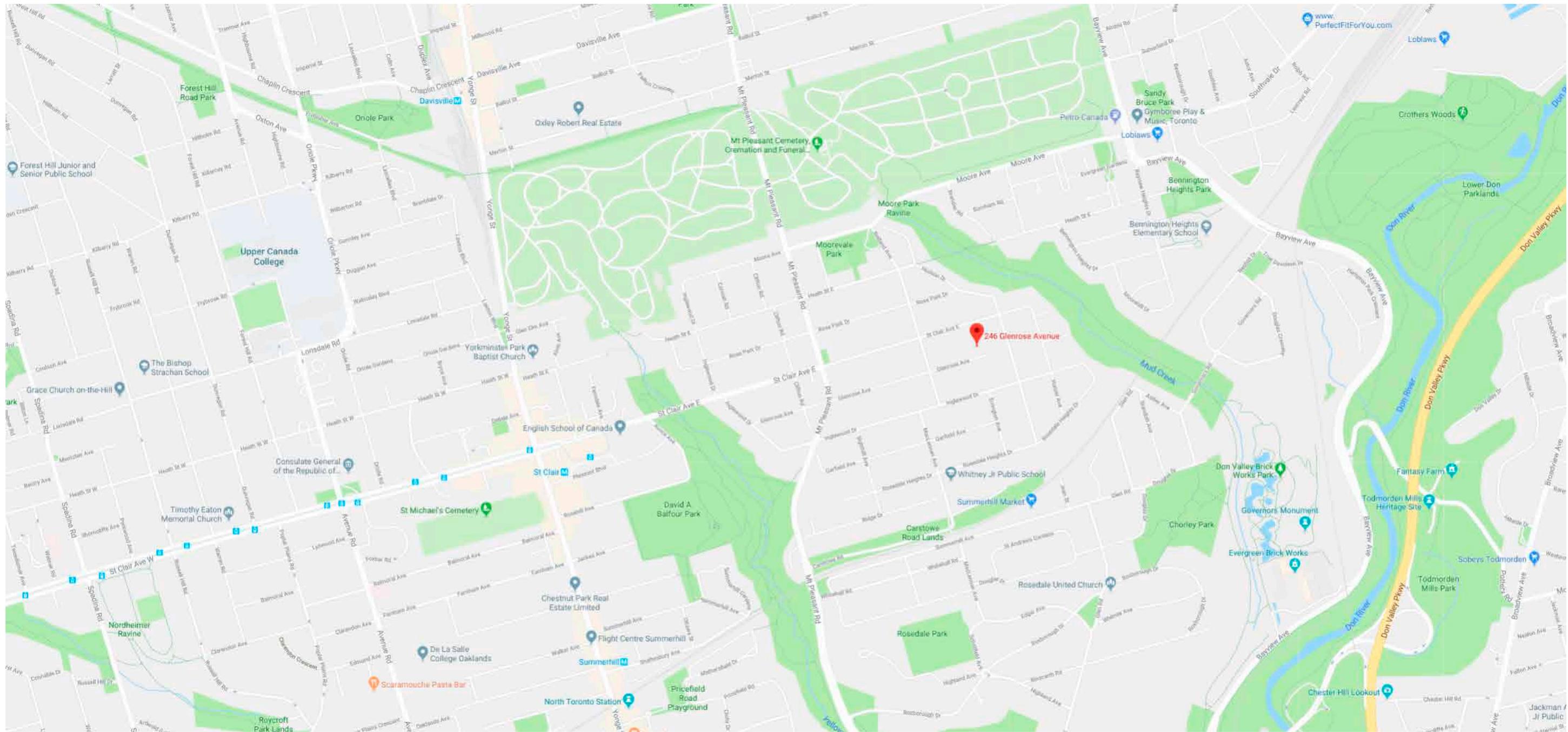
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**SECOND FLOOR**  
 1,040 SQUARE FEET



**LOWER LEVEL**  
 1,000 SQUARE FEET





## ADDITIONAL INFORMATION

- Inclusions:** KitchenAid fridge, KitchenAid four burner gas range, Danby microwave, KitchenAid dishwasher, wine fridge, Whirlpool washer and dryer, all window coverings, all electric light fixtures (except where excluded), built-in speakers, couches in lower level, broadloom where laid, gas line to master bedroom, central vacuum system and equipment, central air conditioning system and equipment and gas burner and equipment.
- Exclusions:** Two glass cabinets in dining room, Ikea storage unit in family room, light fixture in staircase on second floor, all televisions, wall mounted brackets and audio/visual equipment in living room and master bedroom and freezer in lower level.
- Rental Items:** Hot water tank.
- Lot:** 25 feet by 143 feet.
- Driveway:** Mutual driveway.
- Heating:** Forced air gas.
- Cooling:** Central air conditioning.
- Taxes:** \$10,730.51 (2018 annual).
- Possession:** January 2019.

**246GLENROSEAVENUE.COM**

**OFFERED FOR SALE AT**  
**\$2,295,000**

# HOW CAN WE HELP?

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We understand the importance of finding the perfect home. Purchasing a property is more than just a transaction; it is a milestone. It's a new chapter filled with new memories.

When selling a home, our focus is on results. We appreciate your need for a smooth process. Your home is full of life, stories, and celebrations. Moving forward can be sentimental, and we want you to know you are in good hands.

We are a team of passionate and dedicated professionals who strive to ensure that each client's unique needs are met. Our goal is to deliver every client with a full service real estate experience that exceeds all expectations.

Our down-to-earth approach provides a fresh perspective and creates lifelong relationships. Let us show you why we are #1 in Toronto and #2 in Canada for Royal LePage.



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