



HEAPS ESTRIN
REAL ESTATE TEAM

EVERY MOVE MATTERS

32 HUDSON DRIVE

Moore Park

FEATURE SHEET

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32 HUDSON DRIVE

An elegant side centre-hall design, situated on a gorgeous street in one of Toronto's most sought after neighbourhoods, Moore Park. This beautiful home features generous principal rooms, including a formal living room complete with bay window and stately fireplace, formal dining room, family room with walkout to backyard, and children's play area. Large master bedroom with walk-in closet; tastefully renovated bathrooms, fantastic family area on lower level with heated cork flooring; beautifully landscaped mature gardens and ample room for parking. This exquisite home also has approved plans available for a three storey addition. Minutes to top-rated public and private schools, Mooredale House, the ravine, and the amenities of Summerhill Avenue.

FEATURES

- Renovated five bedroom detached home in prime Moore Park location
- Surrounded by beautiful, mature trees on a quiet part of the street
- Charming brick exterior and stone entryway
- Interior design by renowned designer J. Gibson Interiors | Design + Build
- Hardwood floors throughout
- Spacious living room with gas fireplace, built-in speakers and large bay window
- Walkout from family room to large backyard with children's play area
- Stunning kitchen with quartz countertops, stainless steel appliances and ample storage
- Fully renovated bathrooms with high end finishes featuring heated floors, custom cabinetry and Restoration Hardware vanity
- Spacious master bedroom with his and hers walk-in closets with built-in organizers
- Fantastic lower level with heated cork floor, gas fireplace, separate side entrance, plenty of storage and guest bedroom
- Landscaped garden with wooden planter boxes
- Gas line hook up for barbecue
- Approved plans by Spragge + Company for a 3,541 square foot home plus lower level, including large open concept main floor with kitchen and breakfast area, family room, mudroom and powder room. Large master suite with five piece ensuite and lower level wine cellar, exercise room, guest suite and four piece bathroom
- Front garden with vegetable and herb garden
- Built-in speakers
- Central vacuum
- Private driveway with detached garage – parking for four to six cars
- Excellent school district: Whitney Junior Public School, OLPH, Deer Park Junior & Senior Public School, North Toronto Collegiate Institute, 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 and more
- 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 core via Mount Pleasant Road

IMPROVEMENTS

- New eavestroughs (2018)
- New broadloom in lower level (2018)
- Replaced most clay pipes with PVC pipes to city connection (2017)
- New cedar shake roof to both house and garage (2016)
- New Space Pak air conditioning system (2016)
- Exterior painted (2016)
- Designer wallpaper in hallways, dining room and lower level bathroom (2016)
- Renovated bathroom and fixtures on second floor with custom cabinets and heated floor (2013)
- Renovated third floor bathroom with new fixtures and Restoration Hardware vanity (2013)
- New cork floor and sub floor heating in lower level recreation room (2013)





MAIN FLOOR

Foyer

- Tile floor
- Extra large front closet with built-in organizers
- Designer wallpaper
- Ceiling light fixture

Living Room

- Hardwood floor
- Gas fireplace with stone and wood surround
- Built-in speakers
- Crown moulding
- Pot lights
- South facing window

- Bay window overlooking front garden

Dining Room

- Hardwood floor
- Built-in speakers
- Designer wallpaper
- Crown moulding
- Pot lights
- South facing window



MAIN FLOOR

Renovated Kitchen

- Hardwood floor
- Quartz countertops
- Built-in speakers
- Large pantry
- Double undermount sink with garburator
- Tile backsplash
- Plenty of storage

- Pot lights
- West facing window

Family Room

- Hardwood floor
- Pot lights
- North, south and west facing windows
- Walkout to back garden



SECOND FLOOR

Hardwood floor and custom carpet runner

Master Bedroom

- Hardwood floor
- Walk-in closet with his and hers built-in organizers
- Built-in speakers
- Pot lights
- Overlooking front garden

Second Bedroom / Office

- Hardwood floor
- Walk-in closet with built-in organizers
- Built-in bookcases
- Pot lights
- South facing window
- Walkout to large west facing balcony





SECOND FLOOR

Third Bedroom

- Hardwood floor
- Closet
- Pot lights
- Overlooking back garden

Renovated Four Piece Bathroom

- Heated marble floor
- Custom vanity with quartz countertop
- Tub/shower combination with rain showerhead and tile and marble surround
- Heated towel rack
- Undermount sink
- Medicine cabinets





THIRD FLOOR

Fourth Bedroom

- Hardwood floor
- Large closet with built-in organizers
- Pot lights
- East and north facing window

Fifth Bedroom

- Hardwood floor
- Closet with built-in organizers
- Pot lights
- North and west facing windows

Renovated Four Piece Bathroom

- Heated tile floor
- Built-in Restoration Hardware vanity with marble countertop and undermount sink
- Built-in cupboard with quartz countertop
- Soaker tub and shower with tile surround
- South facing window





LOWER LEVEL

Separate Side Entrance

Recreation Room

- Heated cork floor
- Gas fireplace
- Three large storage closets with built-in shelving
- Built-in cabinetry
- Built-in media centre with shelving
- Built-in speakers
- Pot lights
- Above grade windows

Sixth Bedroom

- Broadloom
- Above grade windows

Three Piece Bathroom

- Tile floor
- Single vanity
- Separate shower with tile surround and glass enclosure
- Designer wallpaper
- Wall sconce

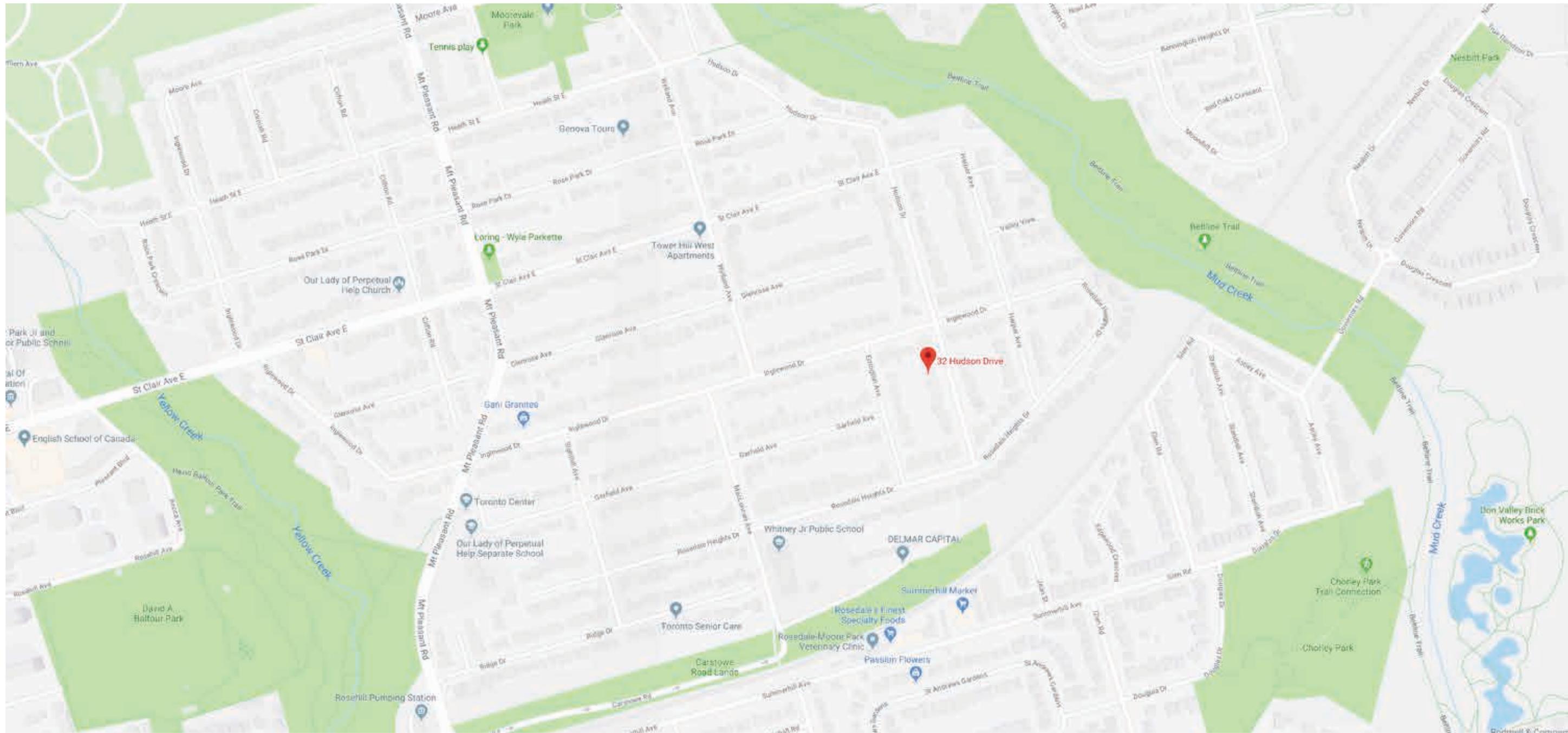
Laundry Room

- Tile floor
- Laundry sink with built-in vanity
- West facing above grade window





ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE
 5 FOOT SCALE





EVERY HOME HAS A STORY

One of our favorite parts of living at 32 Hudson has been watching our family grow and discovering in a true sense what it means to be part of a community. Watching the children walk up our street on the “Hudson highway” to preschool and public school, connecting with other parents in the morning. We never could have anticipated when we moved in with our 15-month-old daughter that we would be leaving this home with a significantly larger family (2 more children!), and so many fond memories. We have truly loved this home.

ADDITIONAL INFORMATION

- Inclusions:** KitchenAid stainless-steel fridge, GE Profile stainless steel gas stove and oven, Maytag stainless-steel dishwasher, GE Profile stainless steel built-in microwave and hood vent, Whirlpool top loading washer, Kenmore front loading dryer, GE Profile fridge in lower level, children’s play structure, all window coverings, all electric light fixtures (except where excluded), broadloom where laid, Space Pak air conditioning system and equipment and gas boiler and equipment and hot water tank.
- Exclusions:** All televisions and brackets and dining room chandelier.
- Lot:** 40 feet by 131.16 feet.
- Driveway:** Private driveway with detached double garage.
- Heating:** Hot water gas.
- Cooling:** Central air conditioning.
- Taxes:** \$11,982.45 (2018 annual).
- Possession:** Ideally February 2019 with sellers having the right to delay by up to thirty days if they give notice by December 15th, 2018.

32HUDSONDRIVE.COM

OFFERED FOR SALE AT
\$3,250,000

HOW CAN WE HELP?

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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