



HEAPS ESTRIN

REAL ESTATE TEAM

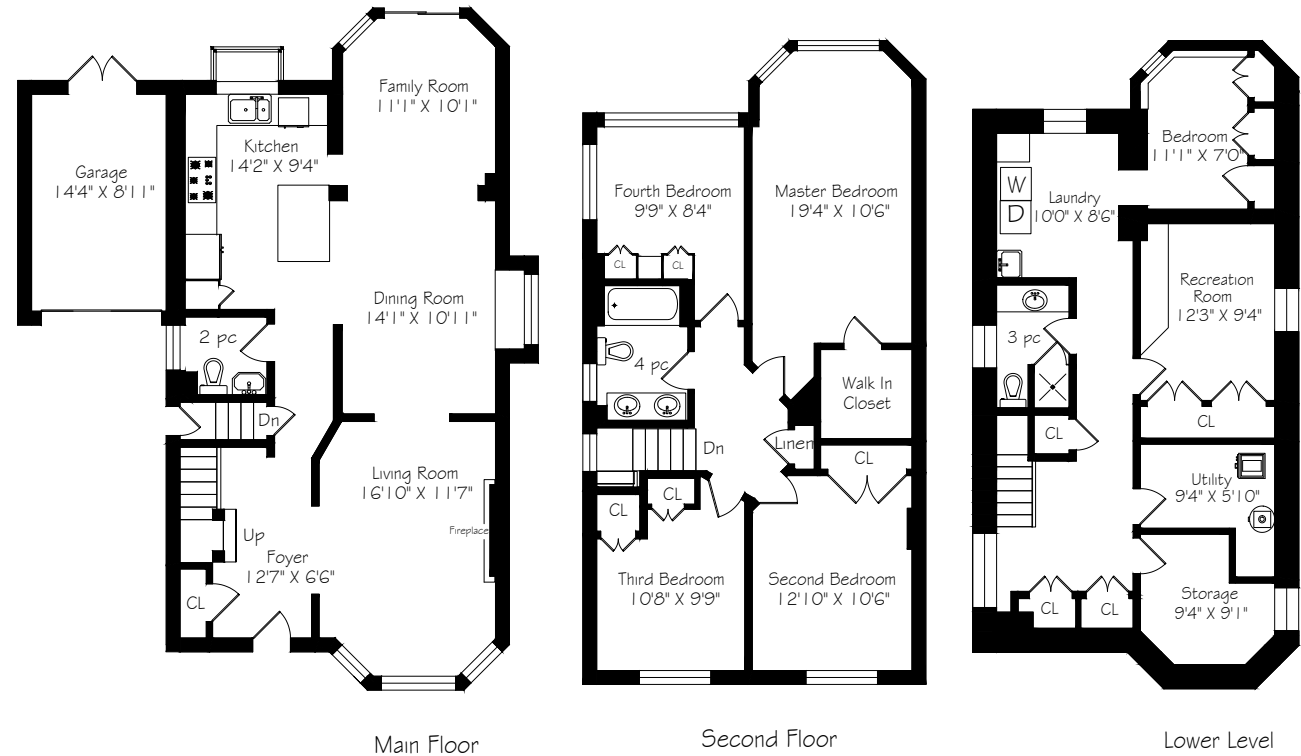


171 Heath Street East



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This stunning renovated four-bedroom home, situated on a quiet family-friendly street in Moore Park, combines traditional details with contemporary design. The bright, south-facing open concept main floor is ideal for everyday living and entertaining. The newly renovated kitchen with built-in custom cabinetry Caesarstone counters/backsplash, and high-end appliances (Wolfe range and oven, GE Monogram fridge) connects to the dining and family room. Walkout from the family room to a lovely, private landscaped garden. The second floor includes a large master bedroom with walk-in closet, three additional well-proportioned bedrooms, and a well renovated bathroom. The lower level features a recreation room, bedroom or office, bathroom and an abundance of storage. Close to excellent public schools, transit, and the shops and restaurants at Yonge and St. Clair. Access to the ravine system located at the end of the street. A rare opportunity in one of the city's best neighbourhoods!



Details

LOT SIZE

33.01 feet by 106.33 feet

TAXES

\$9,293.79 (2019)

POSSESSION

Sixty to Ninety Days or To Be Arranged

HEATING

Forced air gas

COOLING

Central air conditioning

DRIVEWAY

Private driveway with attached garage. Ample parking and ideal for children to play

Features

- Gorgeous, light-filled home in highly desirable Moore Park
- Open concept main floor with newly renovated kitchen including Caesarstone countertops, custom cabinetry and high-end appliances
- Updated main floor powder room including Carrera marble finishes, crystal light fixture, Toto pedestal sink and toilet
- Light, modern living room overlooking the front garden which features a gas fireplace
- Large master bedroom with walk-in closet
- Three additional well-proportioned bedrooms
- Renovated second-floor bathroom with Carrera marble finishes throughout and a Ginger's 60" designer double vanity
- Lower level with recreation room, bedroom or office, bathroom, laundry room and an abundance of storage
- Lovely landscaped gardens in the front and back. Private, landscaped south garden with deck, patio and gardens. Stunning tree canopy
- Great school district including; Deer Park Junior & Senior Public School, North Toronto Collegiate, Northern Secondary School and Our Lady of Perpetual Help
- Close proximity to some of Toronto's best private schools including; Greenwood College, Branksome Hall, Upper Canada College, and Bishop Strachan School
- Minutes to Mooredale House, a fabulous local community centre with children's programming, camps, pool, preschool and more
- Steps to Mooredale Park, a wonderful park with playground, tennis, splash pad and activities for children
- A short walk to the Brick Works Market on the weekend or wind your way through the city on the walking and bike trails in the ravine

IMPROVEMENTS

- New custom kitchen with Caesarstone countertops and backsplash and new high-end appliances (2017)
- Custom built-in buffet/storage unit (2017)
- New lighting main floor (2017)
- Elevated and widened main floor archways (2017)
- New solid wood doors and high-end hardware on main and second floor (2017)
- Custom-built front hall closet organizer by Simply Closets (2017)
- Painting throughout home (2017)
- Upgraded landscaping and sprinkler system (2015)
- New custom-made window drapery/rods on the second floor and main floor powder room (2015)
- New oak front door (2014)
- Renovated bathroom on second floor (2013)
- Waterproofing (2013)
- Upgraded electrical wiring (2013)
- Added Rogers Smart Home Monitoring alarm system (2013)
- New hardwood floors on main and second floor (2013)
- New slate floors in main floor foyer (2013)
- Reinforced and refinished front hall to second floor staircase (2013)
- Renovated powder room on main floor (2013)

INCLUSIONS

- Wolfe 6-burner range and oven
- GE Monogram fridge
- Panasonic microwave oven
- Blanco kitchen sink
- Miele dishwasher
- Miele washer and dryer
- All electric light fixtures (except where excluded)
- Window coverings throughout
- Doorbell monitoring system
- Nest smart thermometer
- Gas burner and all related equipment
- Central air conditioning and equipment

EXCLUSIONS

- Chandeliers in dining room and at top of second-floor stairs
- Artwork and all wall-mounted TVs



HEAPS ESTRIN

REAL ESTATE TEAM

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.



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