



HEAPS ESTRIN

REAL ESTATE TEAM



20 Moorehill Drive



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Welcome to 20 Moorehill Drive, a stunning custom-built contemporary masterpiece in Central Toronto. Located in Bennington Heights, one of the city's most exclusive neighbourhoods, this home overlooks the ravine and offers four-season views, from bright fall colours to deer in the winter. Exceptionally well-designed, this home has space in all the right places. With high ceilings, expansive windows and a gorgeous floating staircase with glass railings, there is an abundance of natural light throughout. The main floor includes a beautiful, fully-equipped eat-in kitchen with an oversized centre island overlooking a spacious family room, and also opens to the dining room and main floor office. Practical considerations include an organized garage with built-in shelving and direct access to a customized mudroom and spacious main floor powder room. The second floor features a spectacular treetop master retreat with his-and-hers closets, a large dressing room and a gorgeous spa-like ensuite. Designed as a four-bedroom home, but currently functioning as a three-bedroom home with an open concept sitting area, each bedroom has their own private ensuite. The lower level is primarily above grade and offers a bright open living space with direct walkout access to the garden. The recreation room and bar are ideal for entertaining. The lower level also includes a separate guest or teenager suite with an adjoining ensuite. Perfectly located in an exclusive pocket of midtown Toronto with close proximity to Bayview Avenue, parks, tennis courts, ravine, Evergreen Brickworks, excellent schools, TTC, DVP and downtown, this one has it all!







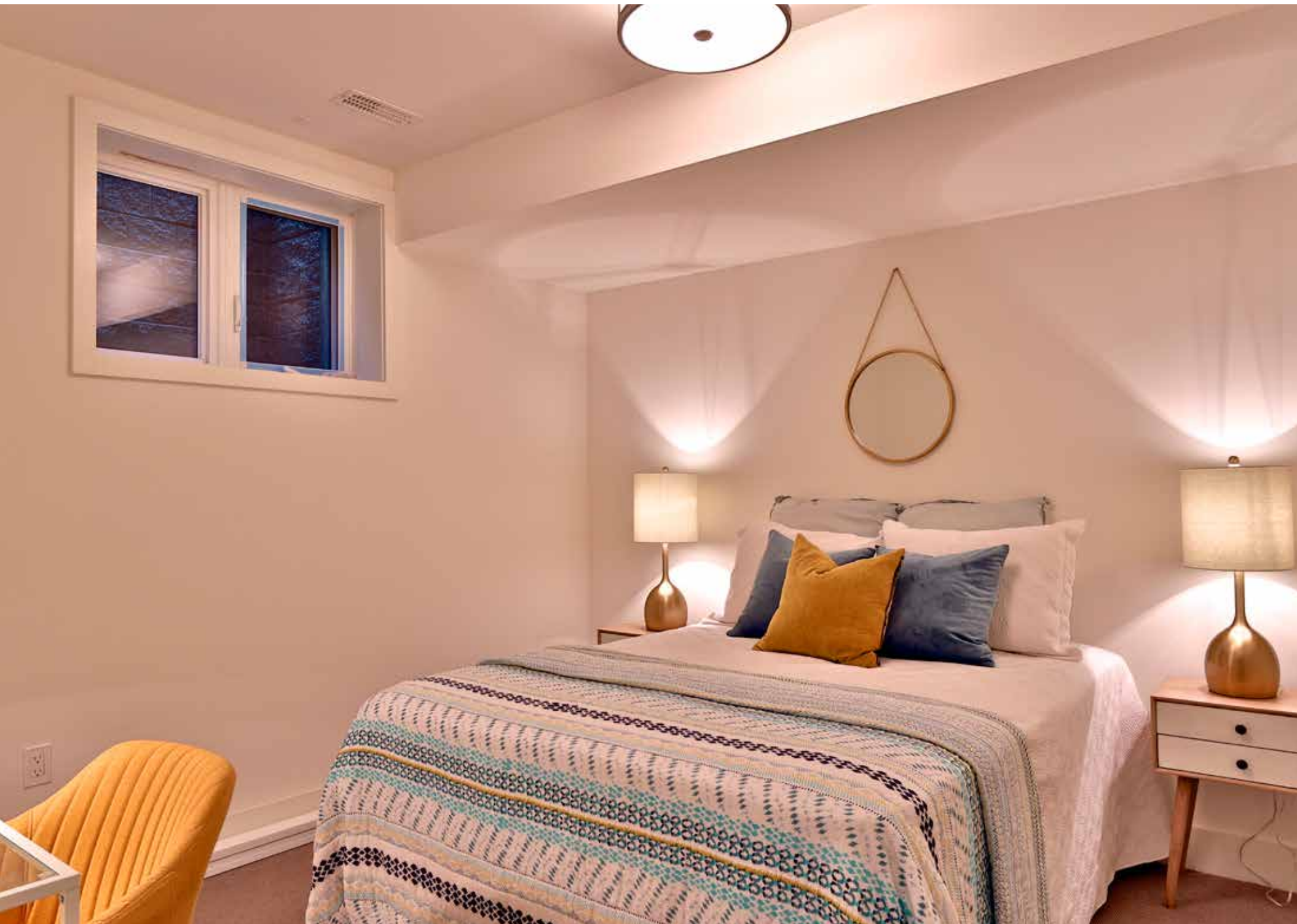


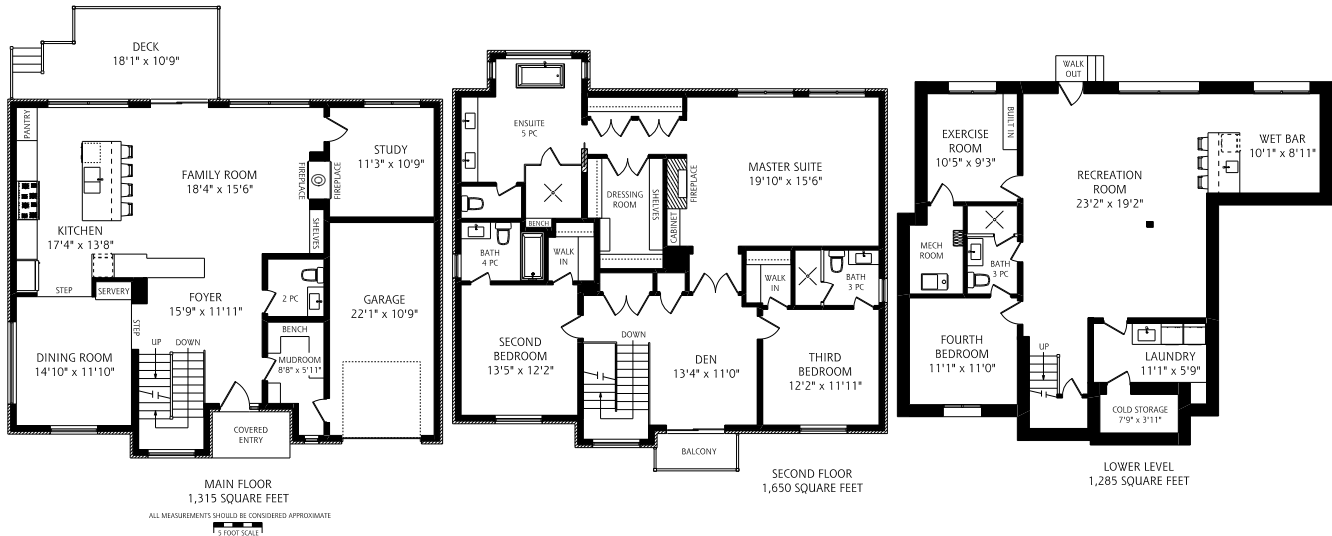












Details

LOT SIZE
54 feet by 143 feet on the ravine

TAXES
\$14,195.04 (2019)

POSSESSION
90-120 days or to be arranged

HEATING
Forced air gas
Radiant heating on Ardex main floor
Radiant heating on master ensuite and lower level

COOLING
Central air conditioning

DRIVEWAY
Private driveway for two cars and oversized built-in garage

Features

- Thoughtfully executed custom-built contemporary home by Rosewood Design & Build Inc. with impressive attention to detail and timeless finishes
- Detached, two-storey, four-plus-one-bedroom, five-bathroom home in exclusive Bennington Heights
- Exceptional curb appeal which includes the same brick that was used for the Four Seasons Performing Arts Centre with approximately 3,000 square feet above grade with 4,250 square feet of total living space
- Tremendous living space with a wonderful layout – ideal for family living and entertaining
- This gem boasts spacious principal rooms, oversized windows, and dramatic high ceilings
- Custom eat-in kitchen with high-end appliances, quartz countertops, plenty of storage and large centre island with seating overlooking the perfect family room.
- Breathtaking family room with gas fireplace, pot lights, surround sound speakers and walkout to wood deck with breathtaking ravine and skyline views (depending on the season).
- Dual gas fireplace from the family room into the main floor office with beautiful tree-lined views
- Organized main floor mudroom conveniently accessible from foyer and garage
- Exquisite wallpapered main floor powder room
- Ardex flooring with radiant floor heating
- Beautiful White Oak Rift cut heated engineered hardwood flooring in the dining room, office and throughout second floor
- Expansive STC-42 rated Performance windows & doors throughout
- 10-foot-high ceilings, pot lights, trim and crown moulding throughout
- Luxurious master retreat complete with substantial walk-in dressing room, his and her built-in closets and soothing spa-like ensuite
- Well designed spacious bedrooms, each with walk-in closets and private ensuite
- Bright open concept sitting area with floor to ceiling windows and walkout to upper deck
- Wall-to-wall custom built-in closets in hallway
- Outstanding lower level with laundry room and plenty of storage
- Spacious recreation room with heated floors and direct walkout access to garden and ravine
- Sit down custom wet bar with sink and undercounter wine fridge - ideal for entertaining
- Lower level ensuite can be accessed from both guest room and adjoining exercise room
- Garage with built-in organization system
- Close proximity to amenities and restaurants on Bayview Avenue
- Families with dogs can enjoy a fenced-in off-leash area at Sandy Bruce Park
- Steps to Bennington Heights Tennis Club
- Short walk to the ravine and Evergreen Brickworks
- Excellent school district including Bennington Heights Elementary School, Bessborough Drive Middle School and Leaside High School
- Close proximity to top private schools
- Easy access to TTC
- Minutes to downtown and the Don Valley Parkway
- 36” Sub-Zero custom panel classic over-and-under refrigerator/freezer
- 48” Wolf gas range with six burners and infrared Charbroiler
- Bosch custom panel dishwasher
- Panasonic microwave oven
- Uline 24” under-counter beverage center in the kitchen
- Whirlpool Duet front loading washer & dryer
- Uline 24” under-counter wine fridge in the bar area
- Eureka central vacuum system and equipment
- All window coverings
- All electric light fixtures
- RBH Sound Architectural Series speakers powered by Sonos (7 zones) and equipment
- Alarm system and equipment
- Dahua security cameras (4) and equipment
- Wired for cable, telephone, Cat6 ethernet throughout
- Central air conditioning and equipment
- Gas burner and equipment
- Garage door opener and equipment
- Irrigation system and equipment

EXCLUSIONS

- None

RENTAL ITEMS

- Hot water tank



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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