HEAPS ESTRIN

REAL ESTATE TEAM

464 St Clair Avenue East

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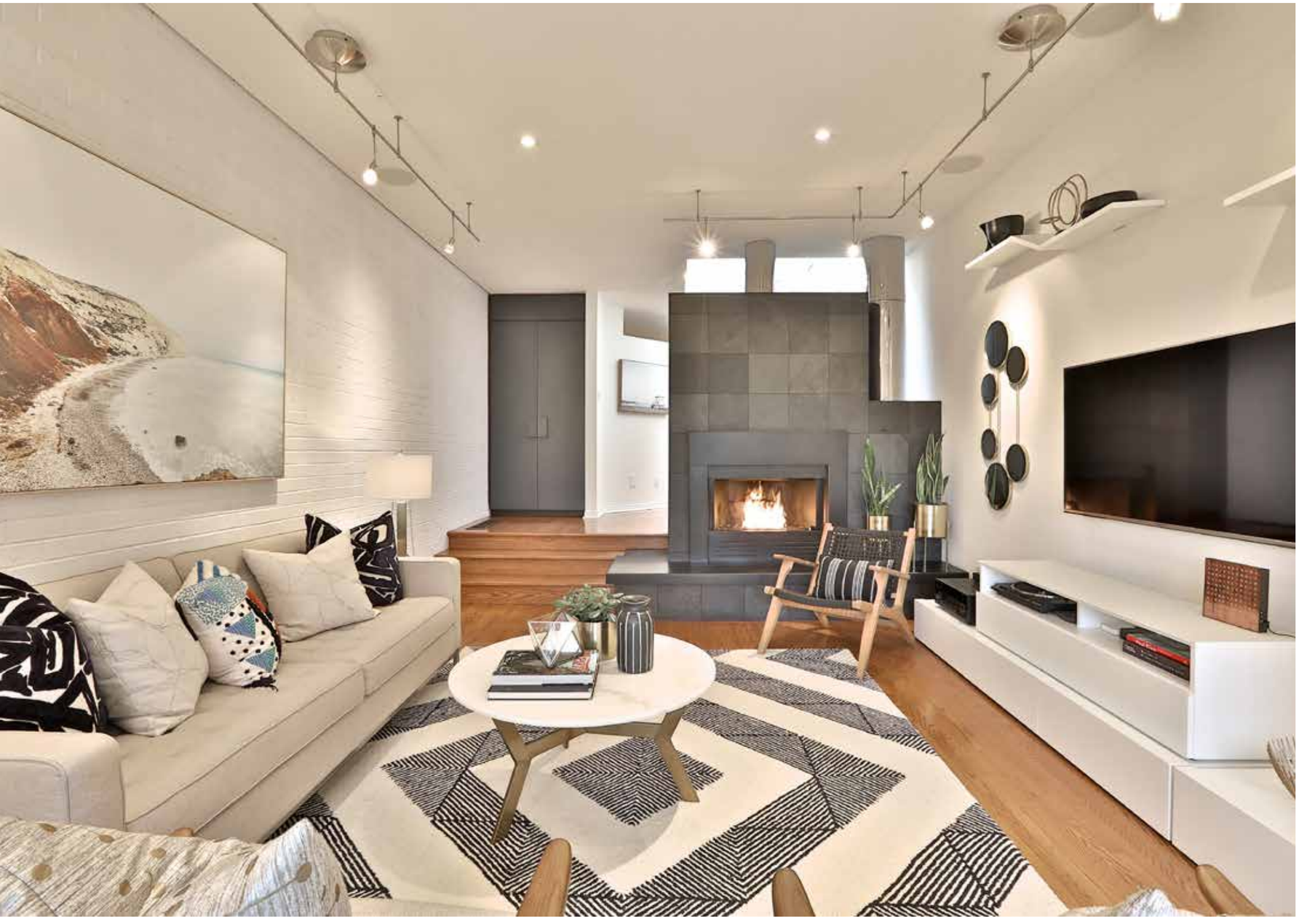
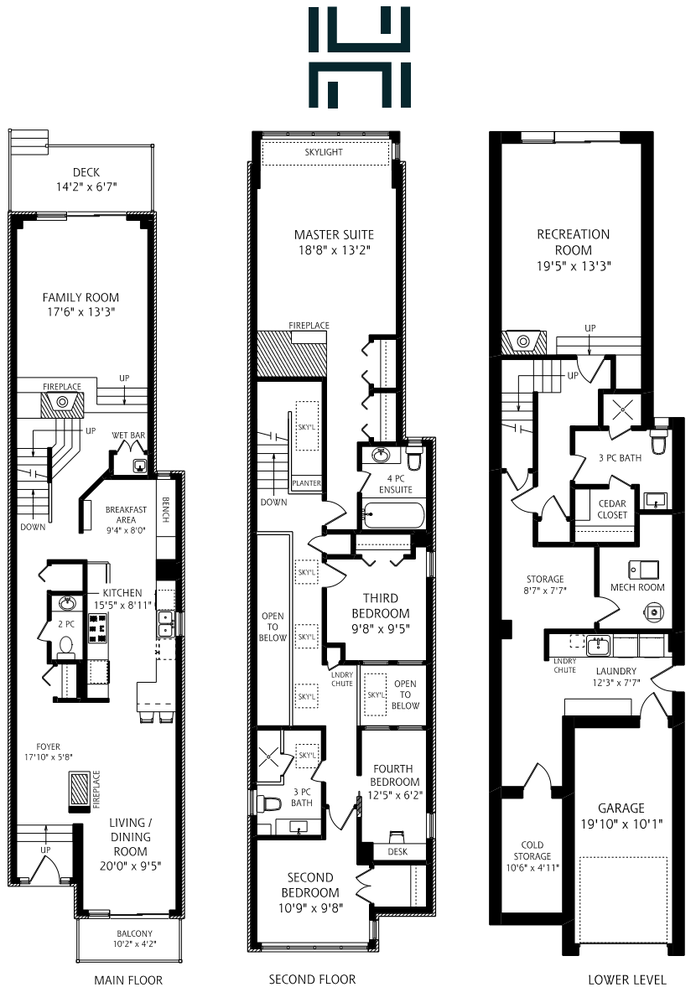
Rarely available, this stunning detached four-bedroom home offers contemporary architecture in a top-notch location. Surrounded by mature trees, on a quiet block, east of Mt. Pleasant and Welland, large principal rooms are paired with a spacious eat-in kitchen and a stunning family room overlooking a well-manicured garden. High ceilings and spectacular natural light grace the entire home. Six skylights, four gorgeous fireplaces. Renovated washrooms. The divine master bedroom hosts an ensuite, ample closet space, oversized windows and wonderful treetop views. Ideal lower level with fabulous recreation room and walk-out. Bountiful storage and spacious laundry room. Direct interior access from garage and separate side entrance. Low maintenance gardens, two main floor decks. Steps to public transportation, the ravine and Moorevale Park. A short walk to Whitney Public School and Summerhill Market. Minutes to downtown via Mt. Pleasant. Ideal for upsizers or downsizers. Urban living meets peace and quiet in Moore Park.

MEDITERRANEAN
CRUISE
CANADIAN PACIFIC





Details

LOT SIZE
25 feet by 135 feet

TAXES
$11,820.49 (2019)

POSSESSION
60 Days or to be arranged

HEATING
Forced air gas

COOLING
Central air conditioning

DRIVEWAY
Private driveway with built-in garage

Features

- Stunning modern architecture in an ideal Moore Park location, a quiet residential block
- Spacious principal rooms, ideal for everyday living and entertaining
- Hardwood floors throughout
- Six skylights with electric blinds
- Four fireplaces
- Built-in speakers throughout the main floor
- Spacious foyer with slate floor, double sided fireplace, pot lights and large closet
- Renovated, eat-in kitchen with top-of-the-line appliances, stone countertops, stainless steel backsplash and breakfast bar
- Breakfast room with built-in bench seating
- Open concept living area, combined with dining room
- Elegant dining room with walkout to balcony, double-sided fireplace, pot lights and California shutters
- Oversized family room with gorgeous open flame gas fireplace, wet bar, high ceilings and walkout to back deck
- Main floor powder room
- Main floor walk-in pantry
- Exceptionally bright second floor with light wells to main level
- Stunning master suite, complete with a beautiful fireplace, wall to wall windows, his and hers closets and garden views. Master ensuite includes a heated towel rack, Duravit toilet and heated floors
- Large second bedroom with wall to wall windows and walk-in closet
- Renovated, spacious second floor washroom with heated floors, heated towel rack, Duravit toilet, rain head shower and built-in storage
- Second floor laundry chute
- Outstanding lower level with spacious recreation room, complete with high ceiling, fireplace and walkout to back garden
- Renovated lower level washroom with heated floors, heated towel rack, Duravit toilet with Sensowash seat/remote, rain head large shower and walk-in cedar closet
- Spacious laundry room with ample built-in storage and laundry sink
- Separate side entrance and direct access from built-in garage
- Three storage rooms and ample closets
- Great school district including Whitney Junior Public School, Deer Park Junior and 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 Moorevale 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
- Close proximity to Summerhill Market and the shops of Summerhill Avenue Minutes to downtown via Mount Pleasant Road or The Bayview Extension

INCLUSIONS
- Stainless steel Jenn-Air double wall oven with warming drawer
- Jenn- Air five-burner gas cooktop
- Stainless steel French door wine fridge
- Miele stainless steel dishwasher
- Stainless steel Panasonic microwave
- Stainless steel Jenn-Air refrigerator
- Miele front load washer and dryer
- Gas burner and equipment
- Central air conditioning and equipment
- Ductless air conditioning units
- Central vacuum system
- All window coverings
- All electric light fixtures (except where excluded)
- Nest thermostat
- Lutron lighting controls

EXCLUSIONS
- Dining room chandelier
- Wire pendant in the middle bedroom
- Medicine cabinet in second floor main bathroom
- Nest camera, front door lock, and doorbell

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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