



HEAPS ESTRIN

REAL ESTATE TEAM

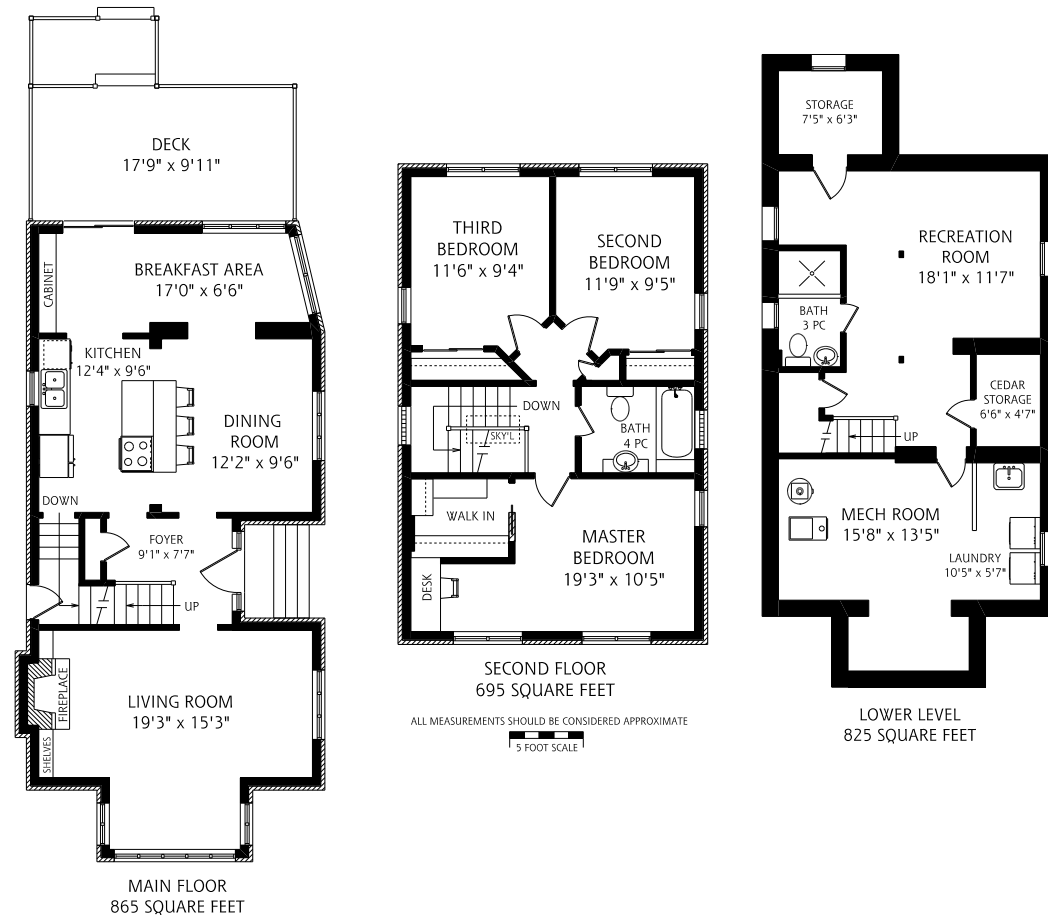


188 Moore Avenue



188 Moore Avenue

Welcome to 188 Moore Avenue, a renovated centre hall, two-storey, detached three-bedroom home in the heart of prime Moore Park. Gorgeous landscaped front gardens and the striking front door side entrance welcome you as you enter in this spectacular family home. The main level offers a bright and spacious living room with wood-burning fireplace and large bay window views of the beautiful park, tennis courts and playground setting at Moorevale Park. An updated kitchen with breakfast bar, granite countertops and modern cabinetry overlooks the dining room with hardwood flooring and wainscoting. A sun-filled skylit family room walkout to a private, fenced-in back deck with mature trees and manicured back garden blends beautifully to create the perfect layout for everyday living and for entertaining. The second floor features three well-proportioned rooms, all with hardwood floors and good closet space, skylight and a four-piece bathroom. Fully finished lower level includes a recreation room, laundry room, three-piece bathroom, convenient side door entrance and an abundance of storage space. With a tremendous community only steps from your front door to Moorevale Park, minutes from some of Toronto's top-rated public and private schools, including Whitney Junior Public School, Our Lady of Perpetual Help Catholic School, Deer Park Junior and Senior Public School, close proximity to the shops and restaurants on Mt Pleasant Road and Bayview Avenue, nearby to the city's best green spaces, the ravine, TTC and conveniently located ten minutes to downtown and the financial core, this is a wonderful opportunity to live in one of Toronto's most sought-after and desirable neighbourhoods. This truly is the perfect home and location for a busy family.



Details

LOT SIZE

29.99 feet by 144.00 feet

TAXES

\$8,203.95 (2020)

POSSESSION

To be arranged

HEATING

High efficiency hot water gas boiler

COOLING

Split system air conditioning

DRIVEWAY

Wide mutual driveway with detached garage; parking for three cars

Features

- Two-storey, detached, three-bedroom home with mutual drive, detached garage; total parking for three cars
- Striking covered entrance
- Classic Moore Park centre hall design
- Bright and spacious living room with hardwood floors, wood-burning fireplace and large bay windows, overlooking the beautiful park, tennis courts and playground setting at Moore Park
- Open concept flow between dining room, kitchen and family room make meals, everyday living and entertaining convenient, easy and hassle-free
- Updated kitchen with granite countertops, breakfast bar, modern cabinetry and hardware
- Dining room overlooks the kitchen with hardwood floors and wainscoting walls
- Sun-filled family room with skylight, wall-to-wall windows and convenient walkout to rear deck and perennial gardens
- Master bedroom with hardwood floors, walk-in closet and built-in desk overlooking Moore Park
- Second and third bedroom with hardwood floors and double closets with built-in shelving
- Beautiful porcelain tiled four-piece bathroom with glass block window and deep soaker tub
- Lower level recreation room with pot lights, three-piece washroom and storage door access under the stairs
- Lower level laundry room with front loading washer and dryer, built-in shelves and an abundance of space for storage
- Lower level extra storage room perfect for a wine cellar or for holiday decorations
- Lower level cold room and cedar closet perfect for a wine cellar, holiday decorations and additional storage
- Convenient side door entrance for private access to the lower level
- Stunning, private fenced-in backyard with mature trees and professional landscaped gardens
- Detached garage with 11-foot ceilings, perfect for your SUV or truck, or as a potential studio, office, gym or coach house
- Ideal location with easy access to midtown's best shops, restaurants and amenities on Mt Pleasant Road and Bayview Avenue
- Steps to TTC and only a ten-minute drive to downtown and the financial core.
- Steps to fantastic recreational facilities located directly across the street with Moorevale Park's wading pool, children's playground, sports field and baseball diamond; Moore Park Tennis Club's outdoor tennis courts and Moore Park Lawn Bowling Club's lawn bowling green and clubhouse
- Easy access to picturesque, scenic trails at Moore Park Ravine, Mount Pleasant Cemetery and Evergreen Brickworks, perfect for hiking, biking and jogging
- Well-rated school district: Whitney Junior Public School, Our Lady of Perpetual Help Catholic School, Deer Park Junior and Senior Public School and Northern Secondary School
- Close proximity to many of the city's top private childcare facilities and private schools

IMPROVEMENTS

- New asphalt driveway
- Professionally landscaped front and back gardens
- Updated kitchen cabinetry with paint and door hardware
- Updated kitchen granite countertop

INCLUSIONS

- KitchenAid fridge
- Jenn Air electric range
- Miele dishwasher
- Kenmore front loading washer + dryer
- Security system (monitoring extra)
- Gas boiler furnace + equipment
- Air conditioning wall units
- All electric baseboard heaters
- All electric lights and fixtures (except where excluded)
- All window coverings

EXCLUSIONS

- Dining room chandelier

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.



Cailey Heaps Estrin

B.Comm.

SALES REPRESENTATIVE
& MANAGING DIRECTOR

416.424.4910

Cailey@HeapsEstrin.com



Ginny Webster

SALES REPRESENTATIVE

416.816.3741

Ginny@HeapsEstrin.com

HEAPSESTRIN.COM



Follow us to learn more about our exclusive listings, events and contests.

For Royal LePage Real Estate Services Heaps Estrin Team, Brokerage. All information and statements contained herein, provided by Royal LePage Real Estate Services Heaps Estrin Team, Brokerage regarding property for sale, rental or financing is from sources deemed reliable and assumed correct, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal without notice.

Royal LePage Real Estate Services Heaps Estrin Team, Brokerage Independently Owned and Operated