



# HEAPS ESTRIN

REAL ESTATE TEAM



63 Inglewood Drive

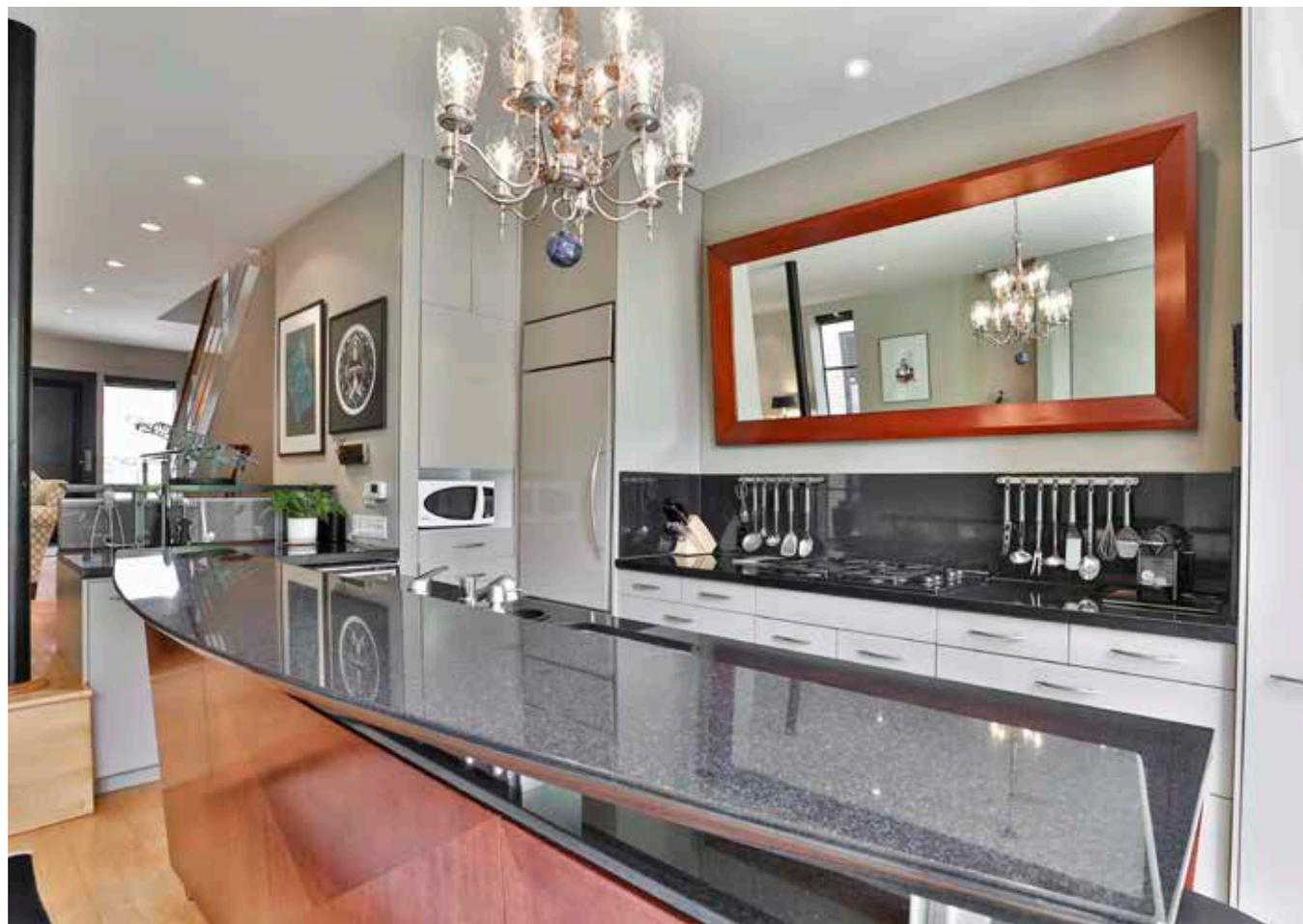


## 63 Inglewood Drive

An exquisite detached home with private drive and garage situated on one of Moore Park's finest streets. Steps to Yonge and St. Clair and the shops of Summerhill, this chic condo-alternative is a draw for the high-styled, sophisticated buyer looking for that perfect pied-a-terre. Beyond the enchanting front gates lies the perfect urban oasis with homage to European design and dramatic modern flare. Attention to detail at every turn with unique and beautiful design features, offering over 2600 square feet of beautifully finished living space. The home's open concept layout culminates in a wall of dramatic glass and steel French doors that open to the most enchanting rear courtyard. Surrounded by gorgeous Linden trees and its own private fountain, one cannot imagine a more picturesque spot to relax or entertain in. Generous bedrooms replete with custom closets and built-ins and gorgeous sun-filled five-piece bath. Fabulous lower level with media room, exercise room that can easily function as a third bedroom and a three-piece bath. This delightful property is just minutes from downtown and a quick walk to some of the city's best restaurants and shops as well as the St. Clair subway station. Walking distance to surrounding parks, tennis courts, and the ravine system with amazing biking and walking trails and in close proximity to some of the city's most sought-after schools. It doesn't get any better than this!







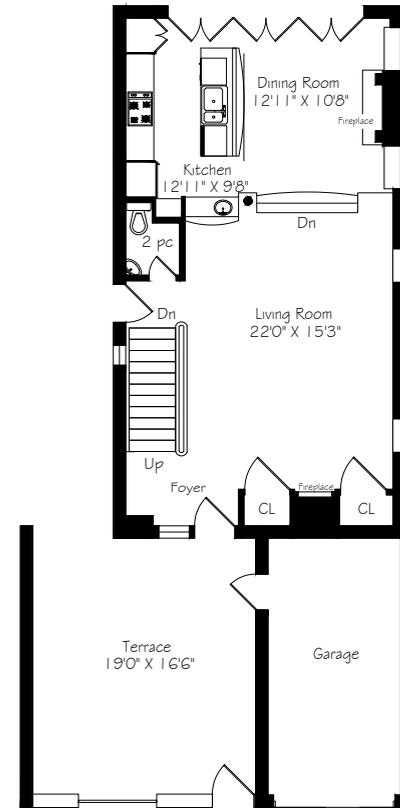




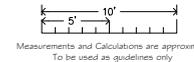




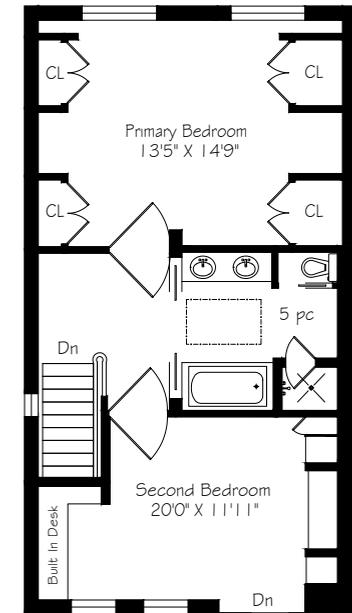




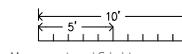
Main Floor  
878 Square Feet



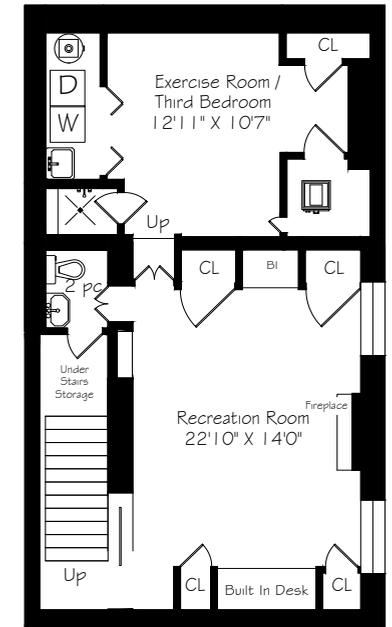
Measurements and Calculations are approximate  
To be used as guidelines only



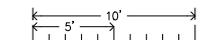
Second Floor  
878 Square Feet



Measurements and Calculations are approximate  
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Lower Level  
878 Square Feet



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# Details

**LOT SIZE**  
27.99 feet x 104.00 feet

**TAXES**  
\$8821.64 (2020)

**POSSESSION**  
Flexible

**HEATING**  
High-efficiency gas-fired forced air furnace

**COOLING**  
Central air conditioning

**DRIVEWAY**  
Interlocking brick private drive with attached garage, parking for 2 cars

# Features

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- A sophisticated well-designed detached home with private drive and garage in one of mid-town's finest locations, Moore Park West
- Ideally situated on a quiet, tree-lined street just a short walk to Yonge & St. Clair and it's daily shopping and café culture
- An elegant home that exudes luxury and comfort the moment you step through the door
- Features exceptional design details and finishes including beautiful hardwood floors, custom millwork, flush mount baseboards, stunning contemporary handrails, high-end window coverings, pot lights and speaker system throughout
- Interiors custom designed by superb Toronto designer, Marian Marshall
- Perfect condo-alternative offering over 2600 square feet of beautifully appointed living space
- The main floor has a terrific flow and appeal with an open concept layout and three sets of breathtaking floor-to-ceiling French doors to the garden allowing a plethora of natural light
- Includes a gracious main floor living room with plenty of seating around a zero clearance gas fireplace and a step down to the high-ceiling kitchen and dining room
- Sightlines give the impression of an abundance of space and light; an incredible setting
- Spectacular kitchen with centre island and breakfast bar, stone counters and built-in appliances
- Floor-to-ceiling quality cabinetry including a pull-out pantry provides for ample storage
- Stylish wet bar offers the perfect place to mix cocktails and serve canapés. It comes complete with bar sink and wine fridge
- The formal dining space features a second zero clearance gas fireplace flanked by two custom built-in cabinets; a wonderful space for family meals and larger gatherings alike
- Wall-to-wall glass panelled doors feature automated blinds for privacy
- Sunlit second level features two spacious bedrooms with oversized, striking pivot doors
- Impeccable primary suite with luxurious details; day blinds, electric night shades, four custom closets with automatic lighting and wall-mounted speakers
- Generous second bedroom currently serves as a den/office with an oversized built-in desk, floor-to-ceiling shelving and walkout to a private west-facing terrace with electric awning; a perfect place to watch the sunset from
- An awe-inspiring skylight illuminates the well-appointed five-piece bath
- Bathroom features double vanities, walk-in-shower, water closet and oversized bathtub, as well as in-ceiling speakers and pocket doors for privacy
- The lower level space is functional and comfortable with excellent ceiling height, boasting a cozy media room with third gas fireplace and additional work from home space with built-in desk
- The media room/second office space can conveniently be closed off to the upper levels; a much-desired feature for reducing noise and increasing privacy and functionality
- A perfect home gym space with mirrored walls, wall-mounted speakers and space for two to three people to work out simultaneously; whether that be your personal trainer, friends or partner
- Exercise room can easily be converted to a third bedroom with ample closet space and a three-piece bath
- Light dimmers for ambiance and stylish sun-shades for privacy throughout the entire home
- Generous built-in closets throughout the home offer endless storage opportunities with a clean and seamless finish
- Convenient side door entry and main floor powder
- Attached single car garage is well-organized with a wall storage system, shelving, workbench and handy nook for refuse bins
- The home is extremely private with gated front and rear courtyards
- Impeccably landscaped exterior with mature trees and plants, low-maintenance irrigation system, attractive accent lighting and gas barbeque hookup (barbeque included)
- Picture-perfect European-inspired rear courtyard adorned with Linden trees, lush greenery and tranquil water fountain. Complete with stone interlock, accent lighting, built-in outdoor speakers and electric awning it is the ideal setting to relax and entertain guests
- Easy access to downtown, TTC and highways

- Walking distance to the Toronto Lawn Tennis Club, Badminton and Racquet Club, and York Racquets Club
- Within minutes to some of Summerhill and Rosedale's best restaurants and cafés including Quanto Basta, Sorrel, Terroni Price Street, Impact Kitchen & Nutbar
- Ideal location for nature lovers as well being surrounded by parks, skating rinks, tennis courts, and the ravine system with amazing biking and walking trails
- In close proximity to some of the city's most sought-after schools including; Deer Park JR & SR Public School, Our Lady of Perpetual Help, York School, UCC, Branksome Hall, Greenwood, North Toronto and Northern Secondary

## IMPROVEMENTS

- Interior and exterior painting upgrades (2021)
- New Gas Barbeque (Dec 2020)
- Garage door opener (2016)
- Roof & Skylight (2015)
- Central air conditioner (2015)
- Furnace (2014)
- Rental hot water tank (2013)
- Upgraded flat roof membrane above garage & new second level deck - Duradek (2007)
- Added natural gas hook-up for barbeque
- Annual maintenance and servicing of all comfort systems

## INCLUSIONS

- All existing appliances including: panelled SubZero refrigerator/freezer, Dacor four burner gas cooktop, Miele built-in dishwasher, Fulgor Milano built-in convection oven, Jenn-Air wine refrigerator, Maytag washer, Whirlpool dryer and Kenmore refrigerator in lower level
- Garburator
- All electric light fixtures
- All window coverings and awnings, including automated blinds in kitchen and principal bedroom, automated awning for rear garden and automated awning on second floor terrace
- Central vacuum and equipment
- All wall-mounted and built-in speakers throughout the home (in "as-is" condition)
- Intercom system (in "as-is" condition)
- Honeywell doorbell

- All built-ins including desks and shelving in the 2nd floor front bedroom and lower level workstation
- Three (3) fireplace remotes – dining room remote in 'as-is' condition (needs to be reset); all fireplaces fully functional
- Electric garage door opener and remote
- Workbench and pegboard in garage
- Mirror in kitchen
- Fountain in rear garden
- Storage shed in rear garden
- Irrigation and exterior lighting system
- Gas barbeque (new Dec 2020)

## EXCLUSIONS

- Microwave

## 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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SALES REPRESENTATIVE

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