



HEAPS ESTRIN

REAL ESTATE TEAM



246 Inglewood Drive



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Welcome to 246 Inglewood Drive, a custom built home that draws inspiration from modern Scandinavian design, combining functionality and sophistication with a great emphasis on natural light. Exquisite finishes throughout, paired with a distinctive red brick Georgian exterior provide unparalleled style in this stunning four bedroom home.

Upon entry, a modern front door with smart glass technology provides privacy and sits perfectly next to a restored leaded glass window pane that dates back to the 1900s, saved from the original home. The breathtaking foyer welcomes you in with white oak herringbone hardwood floors which span throughout the main floor. A spectacular double-height space offers an abundance of natural light. A concealed double closet with custom inserts is conveniently tucked away behind a fluted accent wall.

The foyer leads to an expansive open concept living room and dining room with 11-foot ceilings, recessed pot lights, a gas fireplace and south-facing windows overlooking the front garden. The dining room features a custom-built niche with display shelves and a marble countertop.

Towards the rear of the home, the kitchen and family room sit perfectly side by side. The family room features white oak herringbone hardwood floors, pot lights, and a stunning modern wood-burning fireplace. This fabulous space overlooks the kitchen, breakfast room and south-facing yard. The kitchen is gorgeous with floor-to-ceiling custom millwork, top-of-the-line appliances and sensational marble countertops and backsplash. The large centre island has ample seating and great counter space. Beautiful display shelves with integrated lighting. The kitchen is open to the breakfast room and hosts a walkout to the back garden.

Behind the kitchen is a fantastic main-floor office. This great space is well tucked away and features beautiful hardwood floors, great ceiling height, a closet and overlooks the back garden. The main floor is also complete with a mudroom with direct access from the garage and side of the house. The mudroom has tile floors and built-in closets. Lastly on the main level is a stunning powder room with gorgeous fixtures and finishes.

The second level is centred around an extraordinary double-height space with unbelievable volume and natural light. A white oak floating staircase with glass handrails and a fluted feature wall offers a dramatic backdrop to the second floor.

The stunning primary suite boasts cathedral ceilings, a sitting area, and a luxe spa-inspired five-piece ensuite bathroom with herringbone heated floors and accent wall. This ensuite bathroom also features a free-standing bathtub, double sinks, a separate water closet with washlet toilet and a large glass shower. This suite also features a large walk-in closet with custom built-ins and a walkout to a south-facing balcony overlooking the rear gardens and city skyline.

Down the hall, three substantial bedrooms all feature 10-foot ceilings, hardwood floors, ensuite bathrooms, generous closet space, and large windows.

The south-facing second bedroom has gorgeous windows and a four-piece ensuite bathroom. Across the hall sits the light-filled third and fourth bedrooms. The third bedroom features a walk-in closet and a four-piece ensuite bathroom. The fourth bedroom has ample closet space with a double closet and a three-piece ensuite bathroom with beautiful tile floors, stone countertops and custom vanity. The second level is completed with a laundry room featuring built-in cabinetry and a folding counter.

Upon entry to the lower level, you are greeted by a stunning, wine cellar with storage for hundreds of bottles. The lower level also has heated floors, an oversized recreation room with high ceilings and pot lights, a full gym, and a fifth bedroom. Down the hall are a full washroom, second laundry room and sauna.

Unbeatable location within walking distance of top-ranking public schools including Whitney Junior Public School and Our Lady of Perpetual Help. Close proximity to excellent private schools including Greenwood College, Branksome Hall, The York School and Upper Canada College. Steps to public transposition and easy access to downtown via Mt Pleasant. A short walk to Bayview and Mt Pleasant.





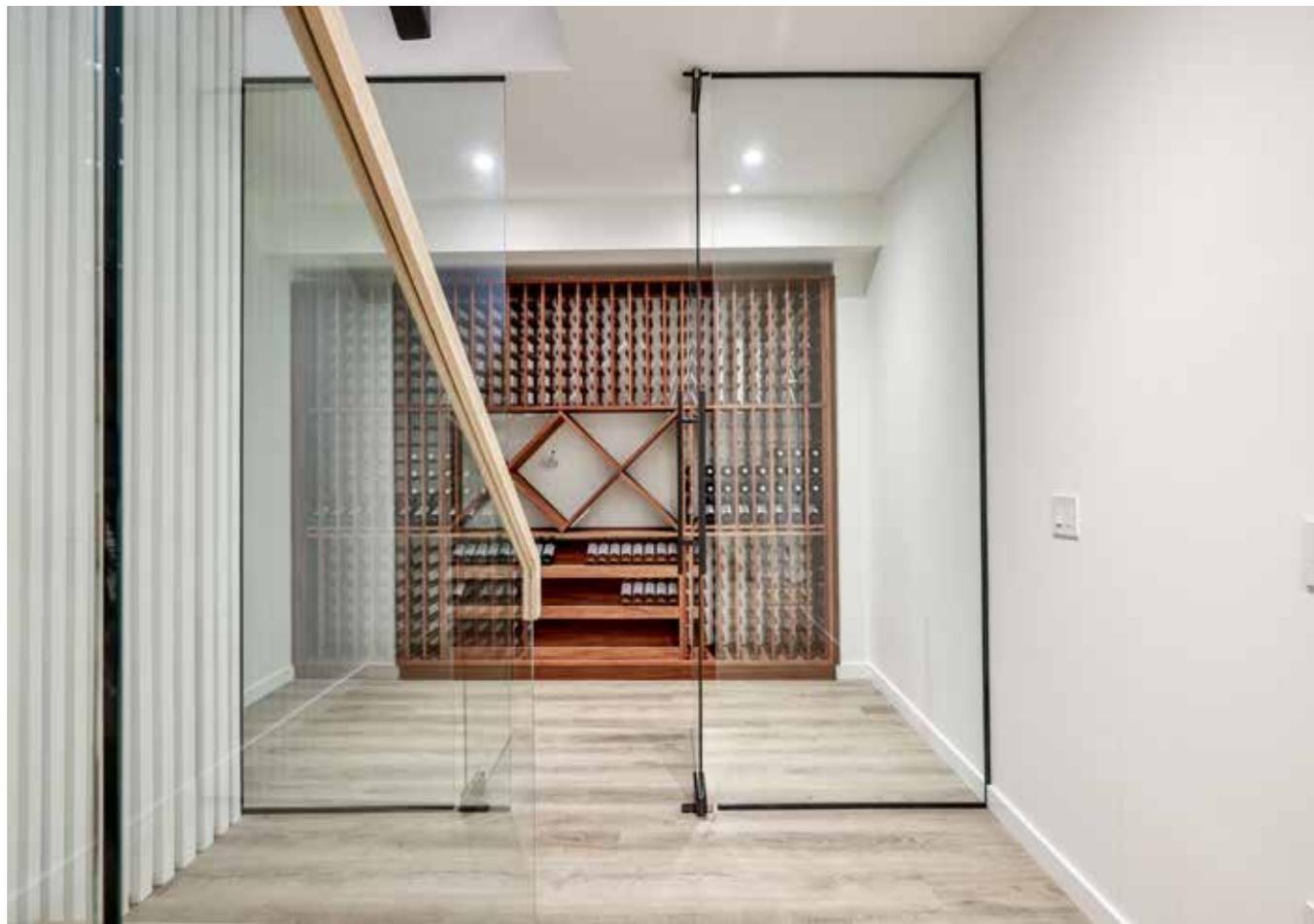


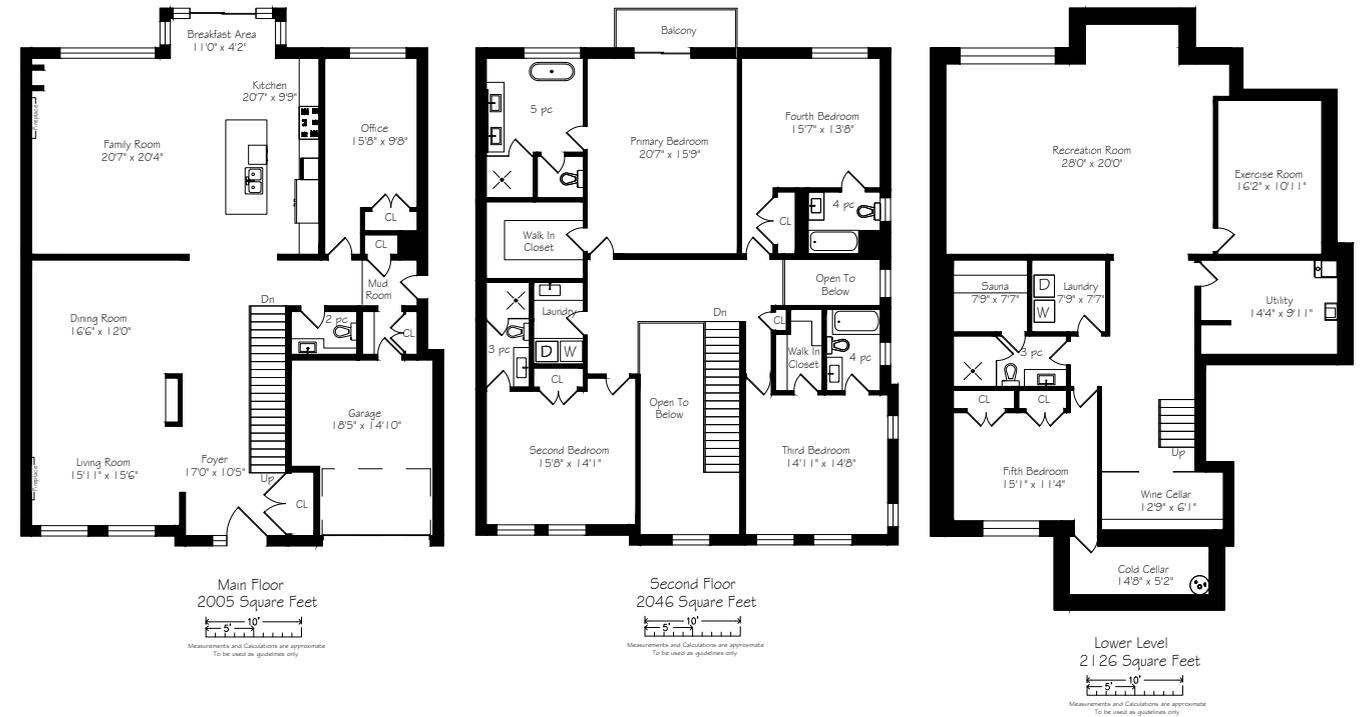
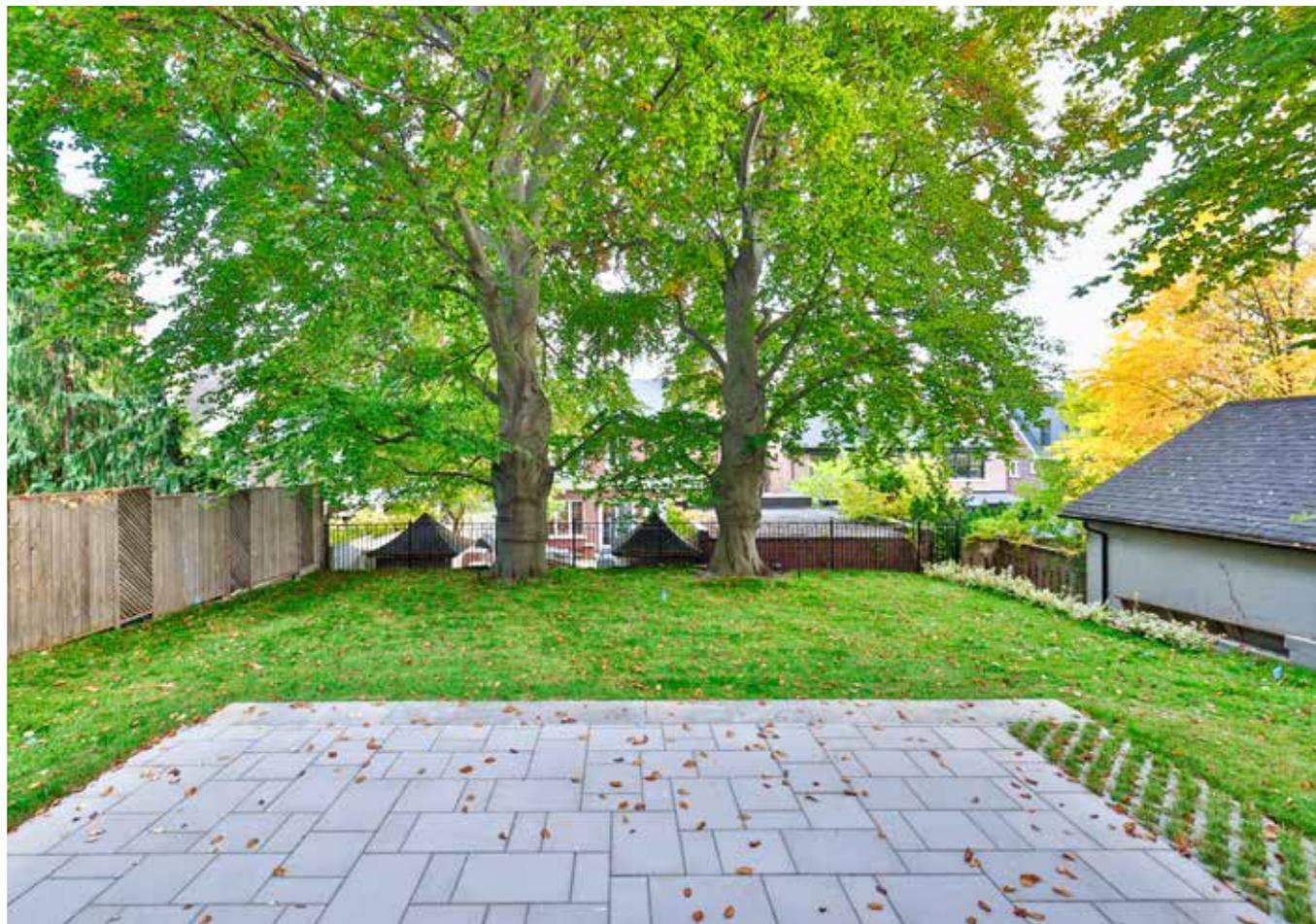












Details

LOT SIZE
50 feet by 125 feet

TAXES
\$12,973.59 (2022)

POSSESSION
Flexible

HEATING
Forced air gas

COOLING
Central air

DRIVEWAY
Private driveway leading to the built-in garage

Features

- A stunning new custom-built home in the heart of Moore Park with over 6,000 square feet of living space
- Gorgeous contemporary Georgian exterior with stunning red brick and black windows
- The foyer features white oak herringbone floors, a concealed double closet and a spectacular double-height space with skylight
- Smart glass technology on the front door provides optional privacy and is paired with a gorgeous window pane from the original house which was beautifully restored
- The open-concept living room and dining room feature sensational hardwood floors, a gorgeous alcove with built-in shelves and marble countertop and gas fireplace
- Stunning custom kitchen with high-end custom millwork, top-of-the-line appliances, a large centre island, display shelves and marble countertops and backsplash
- Light filled breakfast room with a walk out to the back garden
- Huge family room features a modern wood-burning fireplace with custom built-in log storage, gorgeous views of the backyard and a walkout to a spacious south facing backyard
- Well integrated kitchen, family room and breakfast room
- The rare main floor office with hardwood floors, a double closet with custom inserts and views of the backyard
- Convenient mudroom with built-in closets for coats and shoes and direct access from the garage and side of the house
- Stunning main floor powder room features herringbone tile floors and accent wall
- Dramatic second floor landing with soaring ceilings, skylight and fluted wall
- The primary suite features white oak hardwood floors, a private walk-out to a south-facing balcony, spectacular cathedral ceiling and a spa-like five-piece ensuite bathroom
- The primary bedroom also boasts an outstanding walk-in closet with custom built-ins
- The level includes three other large bedrooms each with ensuite bathroom and closet
- The south-facing second bedroom has hardwood floors, a double closet, and a three-piece ensuite bathroom
- The third bedroom is also south facing and features hardwood floors and a four-piece ensuite bathroom beautifully finished with tile floors, stone countertops as well as a walk-in closet
- The fourth bedroom offers hardwood floors, a double closet and a four-piece ensuite bathroom with tile floors and stone countertop
- Convenient second-floor laundry room with storage and folding counter
- The fantastic lower level boasts a huge recreation room, guest suite, gym, wine cellar, second laundry room, heated floors and 9' ceilings
- The recreation room is an amazing space, ideal as a large playroom or hang-out space with an above-grade window, pot lights, heigh ceilings and is roughed in for a projector and wet bar
- The fifth bedroom has an above-grade windows with a beautiful brick window well, and two double closets
- The lower level also hosts an exercise room with gym floor, a three-piece washroom with sauna and a second laundry room
- Beautifully landscaped front and rear gardens
- The rear yard features a stone terrace and is surrounded by wonderful mature trees
- The front garden is nicely landscaped and features a beautiful brick walk-way and landscape lighting
- Private driveway leading to a built-in garage
- Lighting, heating, cooling and front door can be controlled from your phone with smart technology
- Two heating systems including an modern electric, environmentally friendly system.
- Fantastic location on well-loved Inglewood Drive, one of the best streets in the neighbourhood
- A short stroll to public transportation and the shops and restaurants of Yonge, Bayview and Mt Pleasant
- Easy access to downtown via Mt Pleasant
- Steps to the ravine and Moorevale Park
- Excellent public schools in the district including Whitney and OLPH
- Close proximity to world-class private schools including Greenwood College, Branksome Hall, Upper Canada College and The York School

INCLUSIONS

- Stainless Steel Wolf 5 burner cook top
- Stainless Steel Wolf built-in double stacked oven
- Built-in French door Sub-Zero fridge and freezer
- Built-in Asko dishwasher
- Samsung front-loading washer in second-floor laundry room
- Samsung front-loading dryer in second-floor laundry room
- Samsung front-loading washer in lower floor laundry room
- Samsung front-loading dryer in lower floor laundry room
- All electric light fixtures
- All heating systems and equipment
- All cooling systems and equipment

EXCLUSIONS

- None

RENTALS

- 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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