



HEAPS ESTRIN

REAL ESTATE TEAM



52 Garfield Avenue



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Nestled on a beautiful tree-lined street in Toronto's coveted Moore Park neighbourhood, this picturesque Georgian-Revival home has a curb appeal and sophisticated, traditional charm that is second to none. Move in and enjoy, renovate, or build to suit, the choice is yours. With 50 feet of frontage on a prime block, this property is perfect for your forever home.

A bright and inviting entranceway greets you as you walk through the door, leading you into an elegant foyer, where you are immediately struck by the impeccable attention to detail, namely, the decorative wainscoting and millwork. The free-flowing foyer opens to a living room to your left and a dining room to your right.

With views of the lush front garden, the living room is complete with a stunning wood-burning fireplace with a stone surround and a meticulously crafted wood mantle. The room also features pot lights and a large window that allows for lots of natural light to beam in. You can easily unwind and relax in this comfortable, unassuming space.

Opposite the living room, you will find a sophisticated and inviting dining room. The dining room is traditionally styled and is enveloped with beautiful wainscoting, boasts charming hardwood floors, and has lots of natural light by way of a leaded glass bow window. It is a space where you can come together and share an intimate meal or host a more extravagant dinner party.

Exit the dining room through a butler door and enter into the spacious eat-in kitchen. With lovely sight lines to the family room, the kitchen boasts well-articulated appliances, pot lights and built-in speakers. Whether you are learning how to cook or are a master chef, this open and engaging kitchen will serve all of your needs, and as such, makes for a fantastic culinary experience. The kitchen then flows into the spacious family room at the rear. It is the perfect space for entertaining, with well-preserved hardwood floors, a wood-burning fireplace with a brick surround, and a beautiful walk-out to the back garden.

You will then encounter a mudroom containing a separate entrance allowing for easy access from the two-car garage and private driveway, a coat closet, and a convenient two-piece powder room with a lovely tiled floor. Continuing through the spacious home, you will enter yet another light-filled room that is ideal for an office as it is complete with a large custom built-in that offers ample storage space.

The grand staircase brings you to the second level, which boasts four spacious bedrooms and two bathrooms.

The primary bedroom overlooks the front garden, has gorgeous hardwood floors, built-in speakers, extravagant crown mouldings, double walk-in closets, and a tasteful five-piece ensuite. The ensuite continues to showcase the beautiful hardwood floors and has a double vanity with a stone countertop, a separate glass shower with floor-to-ceiling marble, and a spa-like jet tub with a marble surround. It is the perfect setting to kick back and de-stress.

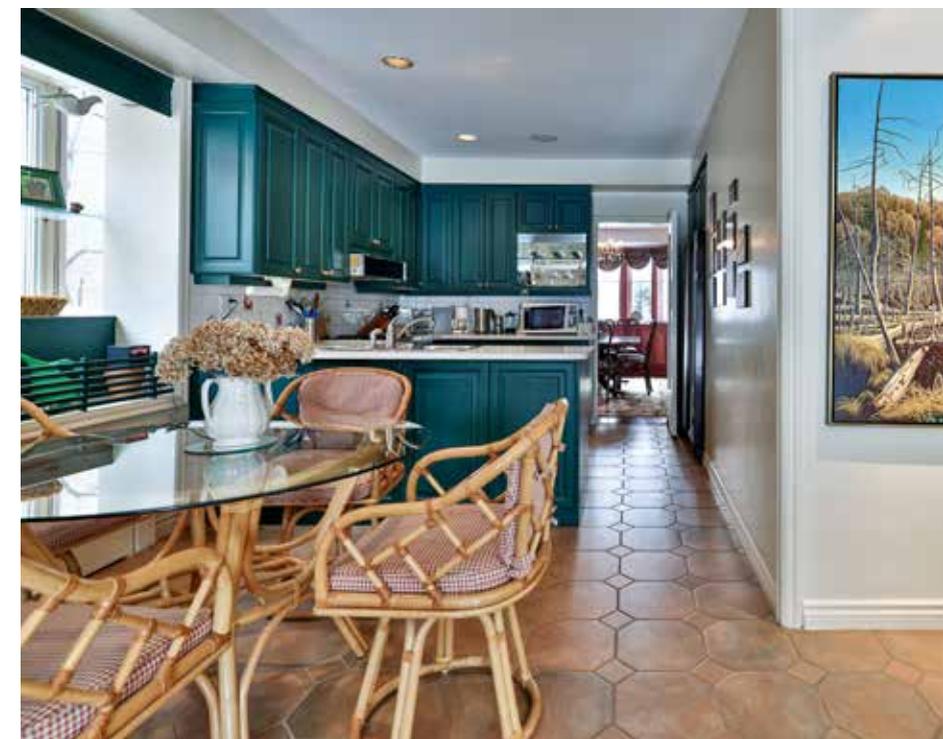
There are three more bedrooms on this level, each with built-in closets and great views of the exterior. There is also a tasteful four-piece family bathroom off of the hallway that services the bedrooms.

The lower level has lots of potential as it presents a spacious recreational room, extensive storage areas, and a two-piece powder room.

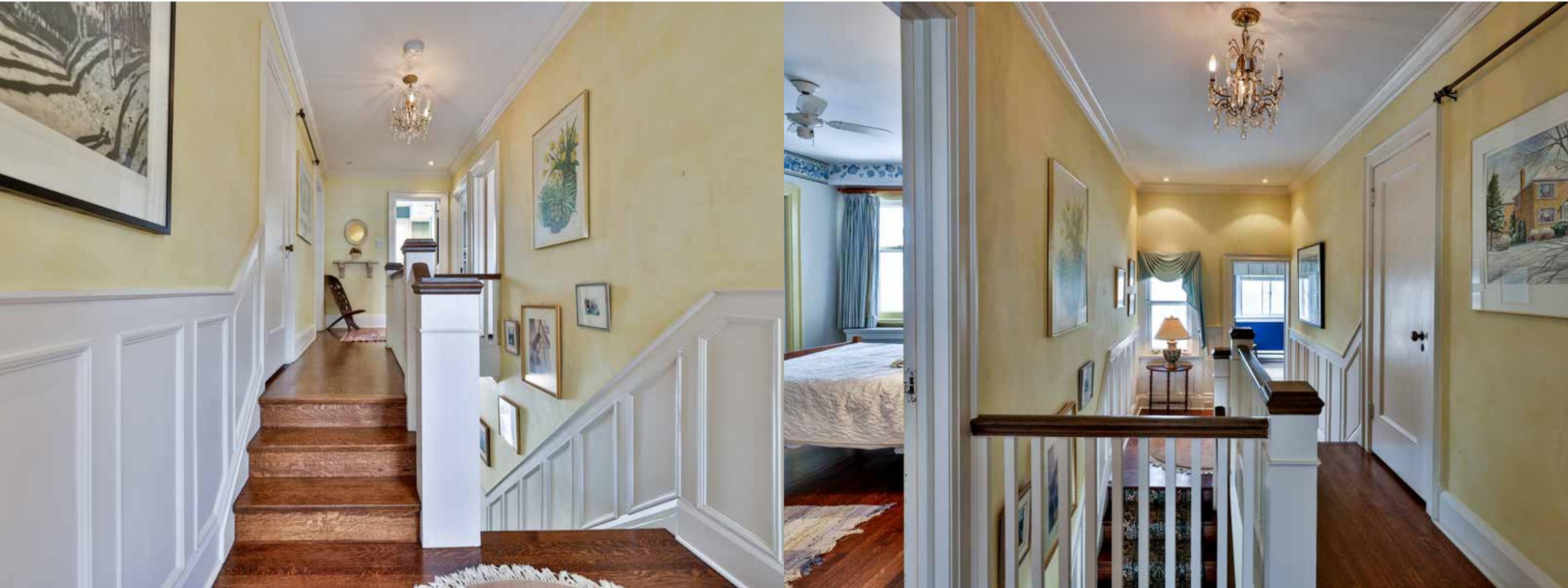
If you find yourself desiring some fresh air, the backyard is a perfect escape from the hustle and bustle of the city. It features a grand stone terrace and expansive green space with a mature canopy that is perfectly suited for family fun and entertainment.





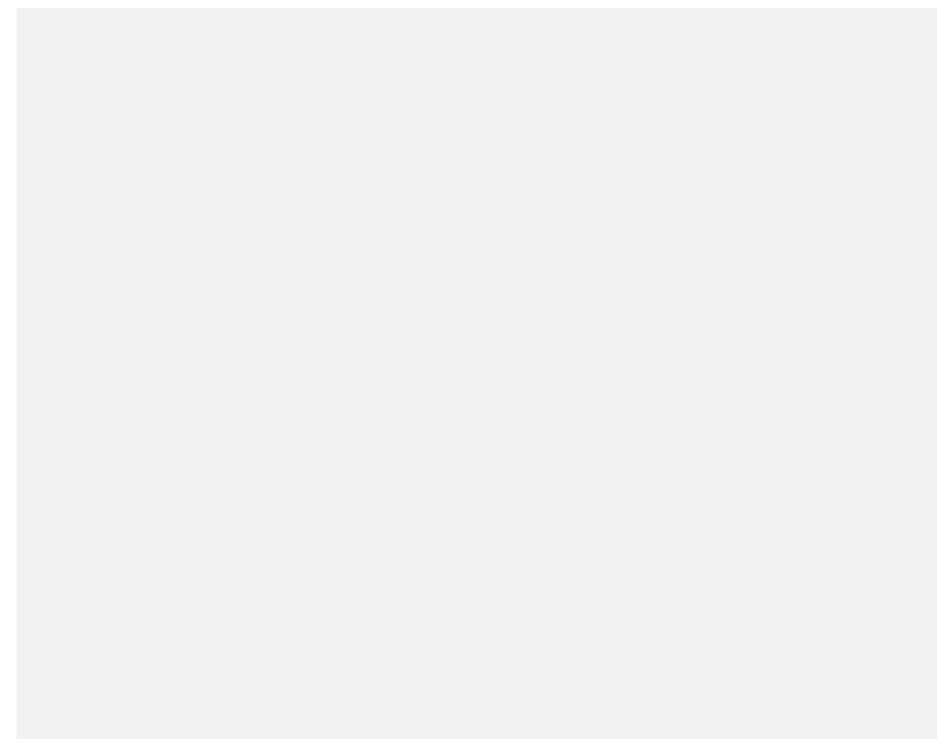


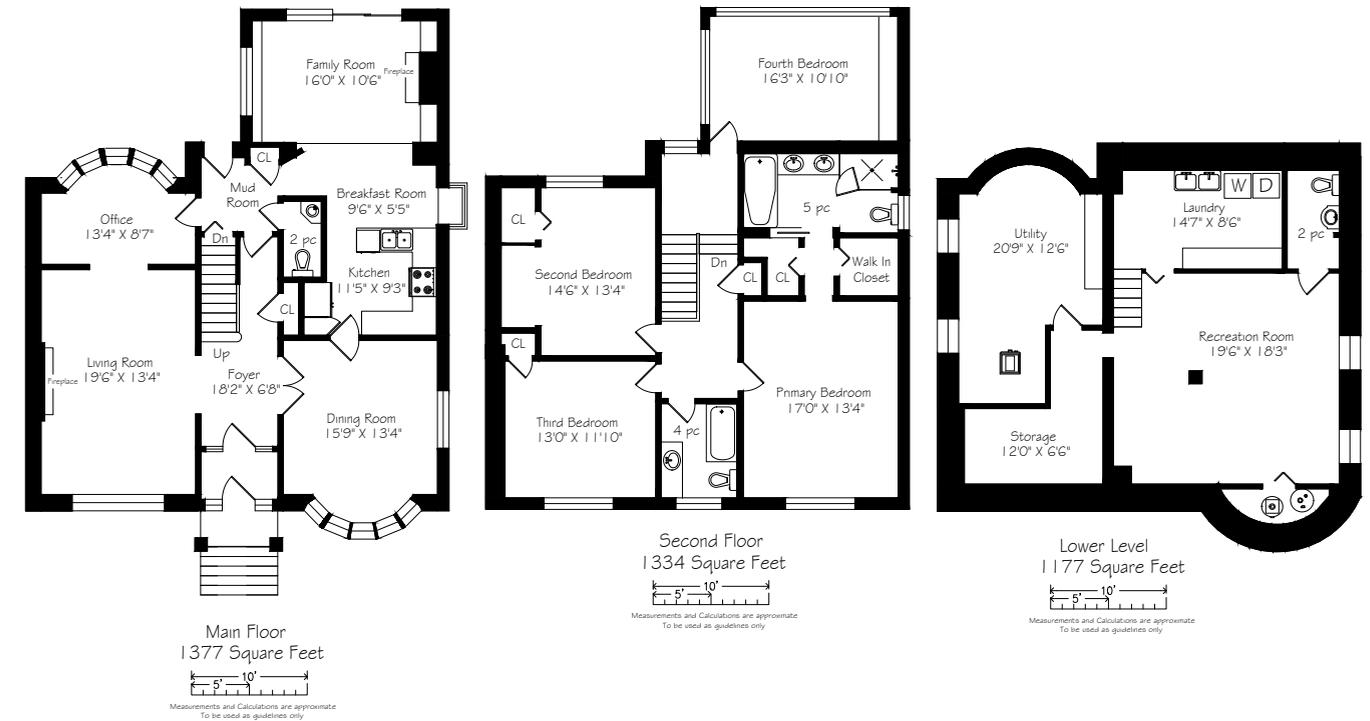












Details

LOT SIZE
50 feet by 125 feet

TAXES
\$14,187.70 (2021)

POSSESSION
To be determined

HEATING
Gas powered radiant heating

COOLING
None

DRIVEWAY
Private Driveway with 4 spaces. Additional 2 spaces in the garage

Features

- Beautiful 50' by 125' lot on a tree-lined street in the heart of Moore Park.
- Move in and enjoy, or renovate and build to suit. This is a rare opportunity to acquire a 50' lot on a prime street in Moore Park.
- From detailed millwork to beautiful hardwood flooring, the spacious and light-filled foyer conjures a sense of excitement for all that lies ahead in this lovely traditional home.
- To the left of the entry, you will find a spacious living room complete with pot lights and a wood-burning fireplace with a stone surround and meticulously crafted wood mantle. It is a space where you can stay warm, entertain your guests, and offers a fantastic view of the front garden.
- Opposite the living room is the incredibly sophisticated formal dining room. It boasts elegant millwork, lovely hardwood flooring, and has lots of natural light beaming in by way of the leaded bow window. It is clear that this visually striking and textured space makes for a fabulous dining experience, where you can connect with family and friends over a delicious home-cooked meal.
- Exit the dining room through a convenient butler door and find yourself present in the stunning eat-in kitchen. This spacious kitchen boasts well-articulated appliances, pot lights, built-in speakers, and extensive storage space. With sight lines to the family room next to it, this space inherently offers a very open and engaging culinary experience.
- With exemplary views of the rear garden, the family room features gorgeous hardwood floors, built-in speakers, custom shelving, and yet another wood-burning fireplace. It is a space where you can both take a step back and quietly read or entertain guests. This is truly the heart of the home.
- The mudroom is both a practical and bright space that boasts tiled floors, a separate entrance that provides easy access to and from the private driveway and two-car garage, a spacious coat closet, and a quaint two-piece powder room.
- The office is situated at the rear of the home and is a very functional space complete with pot lights, built-in speakers, and has ample storage space from the custom wood built-in.
- If you travel up the grand staircase it will lead you to the second level, where you will find a total of four bedrooms.
- Seek refuge in the luxurious primary bedroom that overlooks the lush front garden, has gorgeous

hardwood floors, built-in speakers, extravagant crown mouldings, double walk-in closets, and a tasteful five-piece ensuite.

- The primary ensuite continues to showcase the beautiful hardwood floors and has a double vanity with a stone countertop, a separate glass shower set with floor-to-ceiling marble, and a spa-like jet tub with a marble surround.
- The spacious second bedroom features captivating hardwood floors, a large built-in closet, and an alcove that would be perfectly suited for a desk or dresser. The room is well oriented and positioned with large windows offering beautiful sights to the back garden.
- The spacious third bedroom truly exudes a sense of repose and calm with the continuation of beautiful hardwood floors, crown mouldings, a built-in closet, and sight lines to the lush front garden.
- Off the hallway, you will find a lovely four-piece family bathroom featuring marble floors, a large vanity, a shower enveloped with charming tile, and a glass divider to separate the toilet. For added privacy, you can use the beautiful California shutters to block out views from the outside.
- The fourth bedroom continues to showcase the lovely hardwood floors and has a large custom built-in closet that combines with a desk that makes for an extremely practical room that optimizes the space. The room also has expansive wall-to-wall windows that offer stunning sights of the back garden and that allow for extensive natural light to beam in.
- The expansive floor plan of the lower level is home to a sprawling recreation room with laminate floors and panelled walls. There are numerous rooms off of the main room which provide extensive storage options but can easily serve as an additional bedroom or workout room. This space is a blank slate that is limitless in its potential due to the large floor plan.
- The lower level also features a separate laundry room, a sizeable mechanical room, and a spacious two-piece bathroom.
- Steps to Yonge-St. Clair Subway Station.
- In close proximity to Our Lady of Perpetual Help Church.
- Walking distance to the Beltline Trail, the Evergreen Brickworks, and Summerhill Market.
- In close proximity to top-rated public and catholic schools including Whitney Junior Public School and Our Lady of Perpetual Help Separate School.

It is also in range of world-class private schools including The York School, Greenwood College School, and Branksome Hall.

- Close to many of the city's finest restaurants including Quanto Basta, Terroni, and Barnsteiner's.

INCLUSIONS

- All existing kitchen appliances including: Amana Refrigerator, Dacor Range Hood, Dacor Electric Stove, Maytag Dishwasher, and Panasonic Microwave
- Washer/Dryer
- All Electric Light Fixtures
- All Window Coverings, Rods, Blinds, and Curtains
- All Built-In Custom Cabinetry and Storage
- Bin Containers for Garbage Storage

EXCLUSIONS

- None

RENTAL

- Hot Water Tank



HEAPS ESTRIN

REAL ESTATE TEAM

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