



HEAPS ESTRIN

REAL ESTATE TEAM



160 Heath Street East



160 Heath Street East

Situated on a picturesque street set below an enveloping canopy of mature trees, 160 Heath Street East is a fantastic and family-friendly Moore Park home comprising three bedrooms, four bathrooms, well-appointed living spaces and a private backyard oasis complete with an elegant pool and landscaped gardens.

Sited prominently on a peaceful block within the Moore Park neighbourhood, a stone walkway beckons you up to the stately front porch overlooking the front garden. Inside, the tiled foyer opens to a well-proportioned living room with a wood-burning fireplace, leading through to the open-concept kitchen – completely remodelled in 2019 – and dining room. A family room at the rear overlooks the backyard and swimming pool which features an eye-catching waterfall and recently installed Marbelite coating. A powder room completes the first floor of the home.

Ascend the staircase covered in natural light to the second-floor hallway, off which are the primary suite, two bedrooms, a full bathroom and linen closet. The large primary suite with sunny southern exposure and classic wainscotting features a five-piece ensuite bathroom and a walk-in closet with a window. Two additional bedrooms overlooking the rear yard share a four-piece bathroom. The lower level of the home offers a recreation room, the laundry room, a three-piece bathroom, and a flexible room that could serve as a home office, a fourth bedroom, or additional storage space.

The location of 160 Heath Street East is truly top of its class – the property falls within the catchment areas for North Toronto Collegiate Institute, Deer Park Public School and Our Lady of Perpetual Help Catholic School, and is a short distance to UCC, BSS, Branksome, and Greenwood. Located in one of Toronto's most-desirable neighbourhoods, the home is steps from Moorevale Park and the ravine system, as well as a short walk to public transportation, dining and shopping at Yonge and St. Clair.







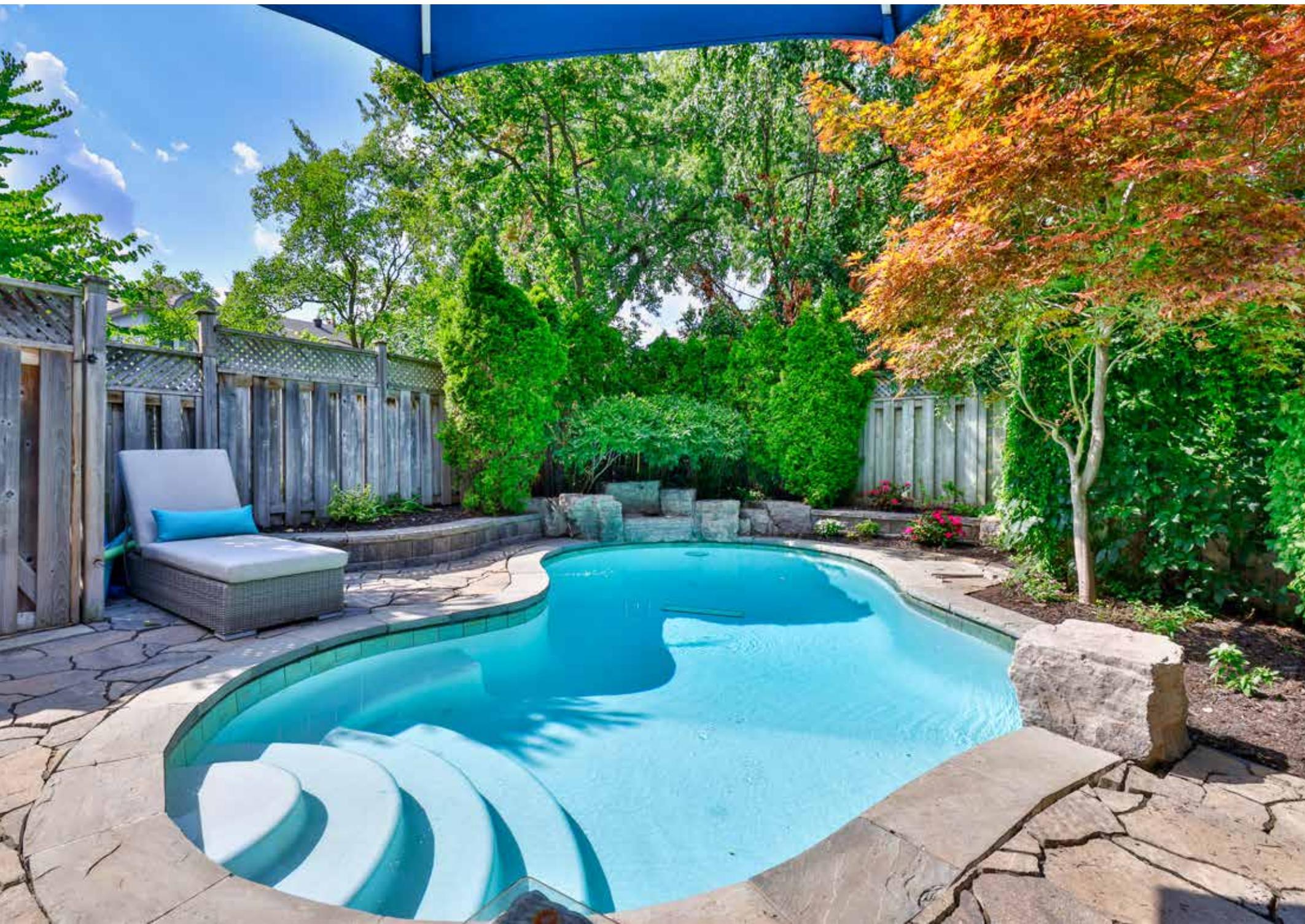






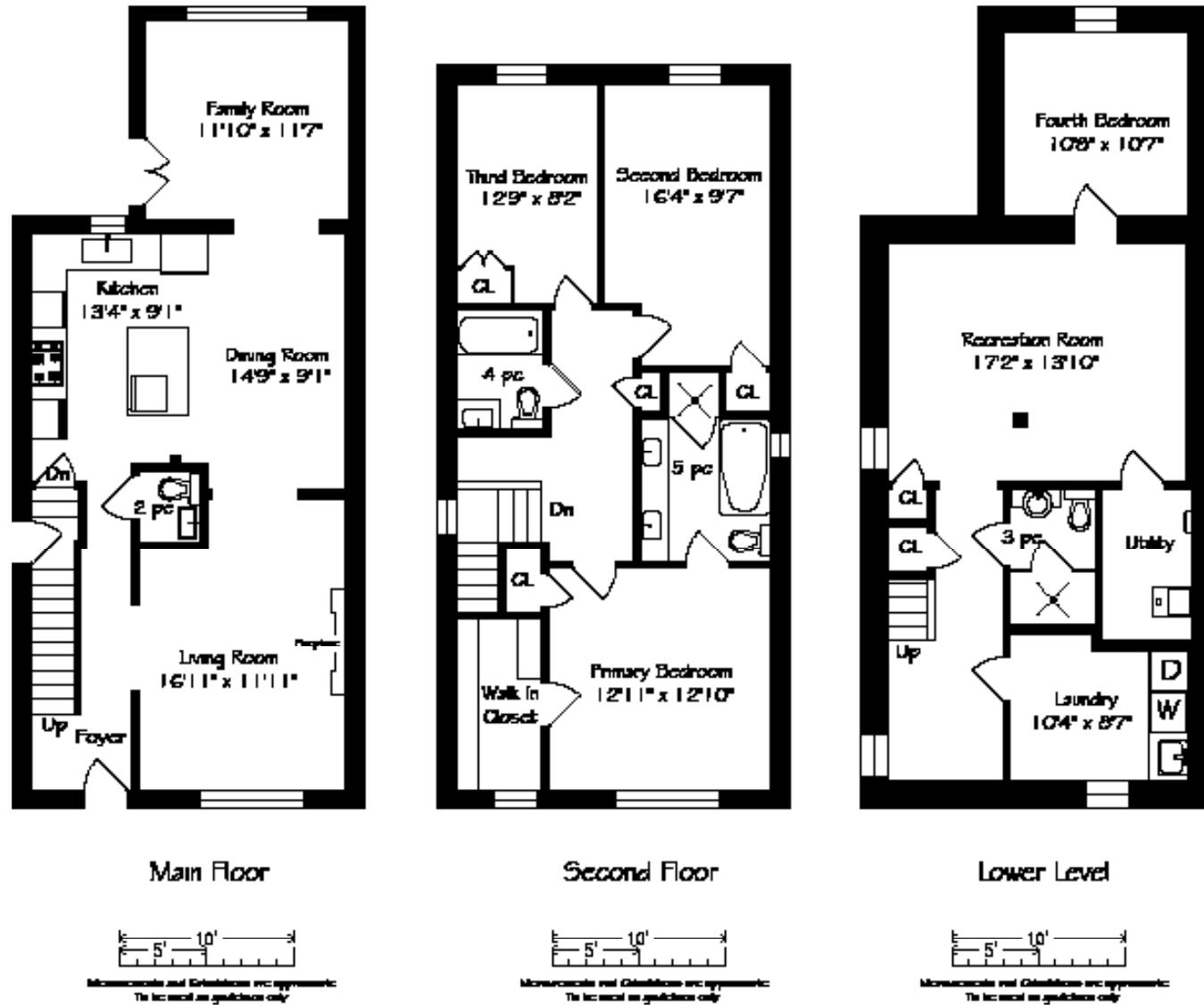








Features



Details

LOT SIZE

25.12 feet by 97.65 feet

TAXES

\$10,749.18 (2022)

POSSESSION

30 to 60 days

HEATING

Hot water gas

COOLING

Wall-mounted air conditioning

DRIVEWAY

Mutual

- Charming detached 2-storey brick family home situated in Moore Park and set below the leafy green tree canopy of Heath Street East
- Stately street presence defined by a landscaped front yard and elegant walkway beckons you to up to the stone-covered front porch
- Inside, the primary level – extensively remodelled in 2019 – features a stone-tiled front foyer and hallway, hardwood flooring throughout, classic wainscotting and elegant crown moulding
- The large and brightly-illuminated south-facing living room features a wood burning fireplace with panelled mantelpiece, leading to the open-concept kitchen and dining room
- The meticulously designed kitchen features Wolf, Miele, Sub Zero, Marvel and Laval appliances, stainless steel undermount sink, quartzite countertops and high-end custom cabinetry, as well as a large centre island
- A family room at the rear affords picture-perfect views of the pool and rear yard, with large French doors leading to the covered porch. A powder room completes the main floor
- Spacious primary bedroom with walk-in closet and five-piece ensuite bathroom, along with two generously sized bedrooms, a four-piece washroom and linen closet radiate off the second floor hallway
- The lower level features the laundry room, space for a mudroom, a 3-piece washroom and large recreation room along with a fourth bedroom, office or storage space
- The rear yard features a private and fully fenced swimming pool complete with waterfall feature and surrounded by raised gardens, along with plenty of space for seating and dining
- Located within the Moore Park neighbourhood and steps to ravines, parks and public transit affording easy access to downtown and connections to regional transportation and the airport
- Within proximity to some of the best schools in Toronto – Deer Park Public School, North Toronto Collegiate Institute, Our Lady of Perpetual Help, Greenwood College, UCC, Branksome and BSS are a short walk or drive away

IMPROVEMENTS

- Swimming pool re-coated with Marbelite (2021)
- Complete main floor remodel including a custom kitchen, wainscotting, electrical and northern wide plank hardwood flooring throughout (2019)
- Front yard landscaping (2018)

INCLUSIONS

- Wolf wall-mounted oven and microwave
- Sub-Zero integrated refrigerator
- Wolf gas range
- Marvel wine fridge
- Miele dishwasher
- LG front-loading washer and dryer
- Mitsubishi wall-mounted air conditioning units
- All electrical light fixtures and window coverings
- Central vacuum and equipment

EXCLUSIONS

- Danby mini-fridge
- Danby freezer



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.



Amanda Gaskey

REAL ESTATE AGENT

647.923.2238

Amanda@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