



HEAPS ESTRIN

REAL ESTATE TEAM



33 Welland Avenue



33 Welland Avenue

Welcome to 33 Welland Avenue, an elegant Moore Park home that has been lovingly cared for, meticulously maintained, and thoughtfully updated throughout. Perched atop the Welland Avenue hill, this expansive and light-filled home is a retreat from city life, rising above a mature canopy of trees and situated amongst exquisitely landscaped private yards, all while being a short walk to urban amenities, outstanding schools and some of Toronto's most desirable parks and ravines.

Exuding classical character alongside contemporary details, 33 Welland Avenue features a care and consideration for well-designed spaces perfect for family life that is truly unique. Oak hardwood floors and coved ceilings frame generously proportioned rooms, reflecting light during the day and setting the stage for comfortable living and entertaining at night. The home has a classic centre hall plan, with additions that have created luxurious rooms for living and relaxation, including a grand living room with a double-sided fireplace and architecturally engaging reading room. The primary retreat is bathed in soft light with multiple exposures, while the lower level boasts an indoor pool and hot tub surrounded by windows and set beneath a large skylight. The home's versatile floor plan permits endless possibilities as a family's needs change: currently providing for three comfortable bedrooms upstairs, two offices, and multiple living areas, it could be readily adapted to add a fourth bedroom on the second floor, and the creation of an exercise room on the lower level. The home's generous living spaces extend outside, with a raised private terrace and a second terrace accessed off from the indoor pool which is housed in a beautiful pavilion with access to the main house.

The careful and curatorial approach to the arrangement and design of the home's interior spaces extends to its extensively updated home comfort and security systems. These features include separate air and climate zones for the indoor pool and main house, advanced combination UV and ozone disinfection which reduces the need for chlorine, a multi-zone landscape irrigation system, climate-controlled storage room attached to the garage, integrated and zoned main level surround sound, a direct connection to fibre optic internet, whole-house HEPA air filtration, and an advanced security system allowing for central and remote monitoring and operation.

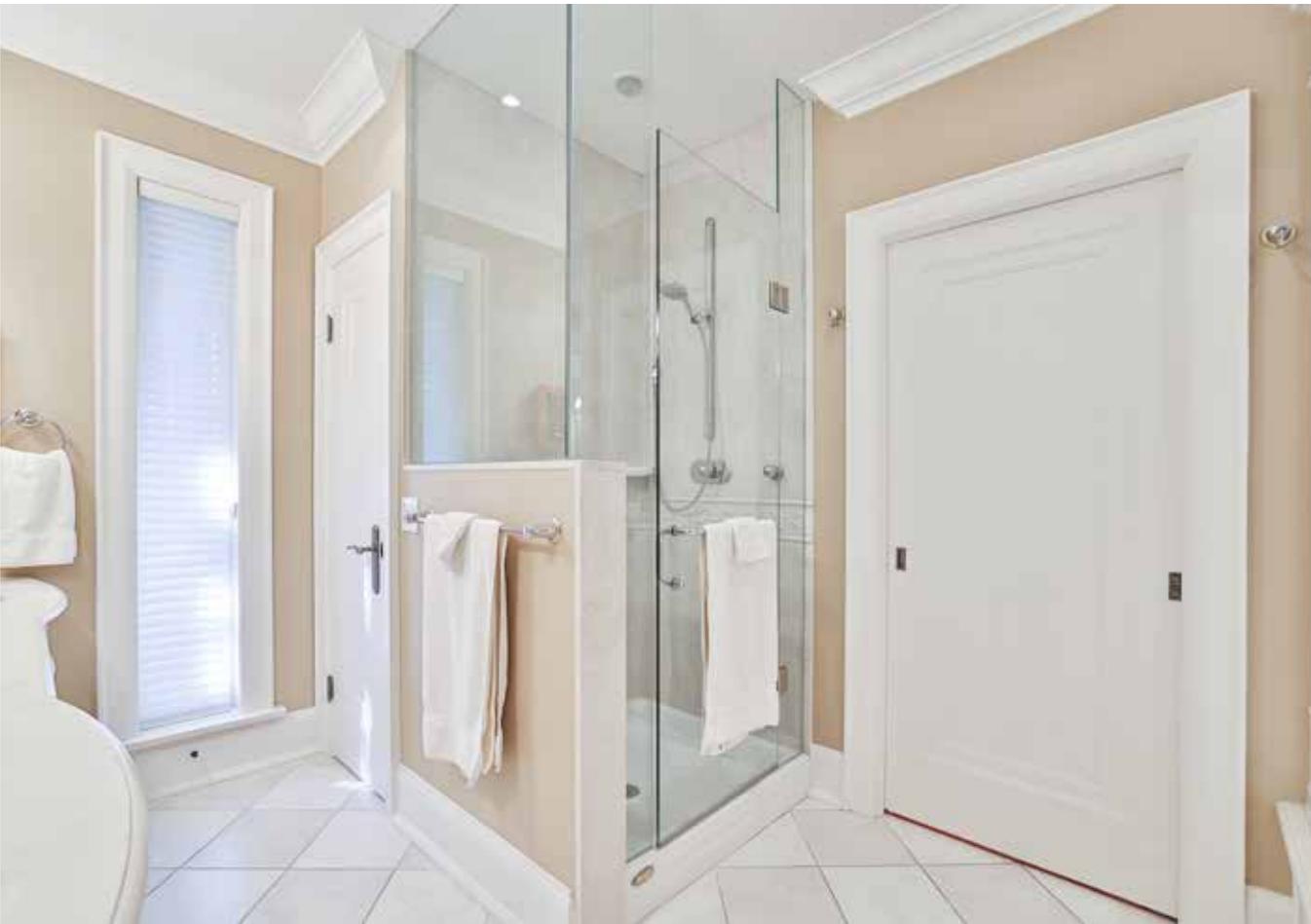
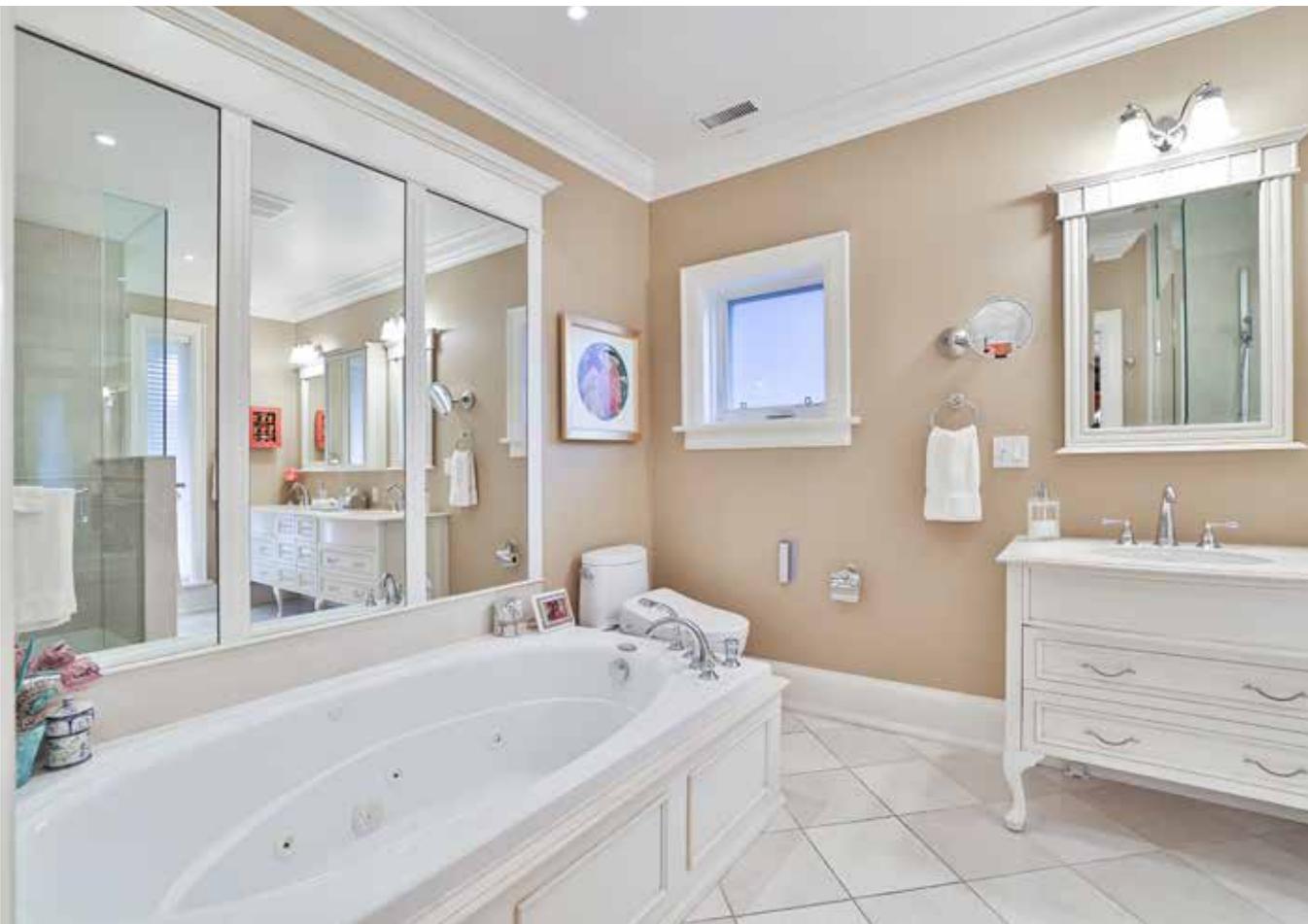
Located in the centre of Moore Park, 33 Welland Avenue is a short distance to highly ranked public and private schools, the financial district and downtown amenities, and local and regional transportation. Lovingly cared for and extensively updated over the past two decades, this truly special and one-of-a-kind home nestled within one of Toronto's most desirable neighbourhoods is ready for the next chapter in its illustrious story.



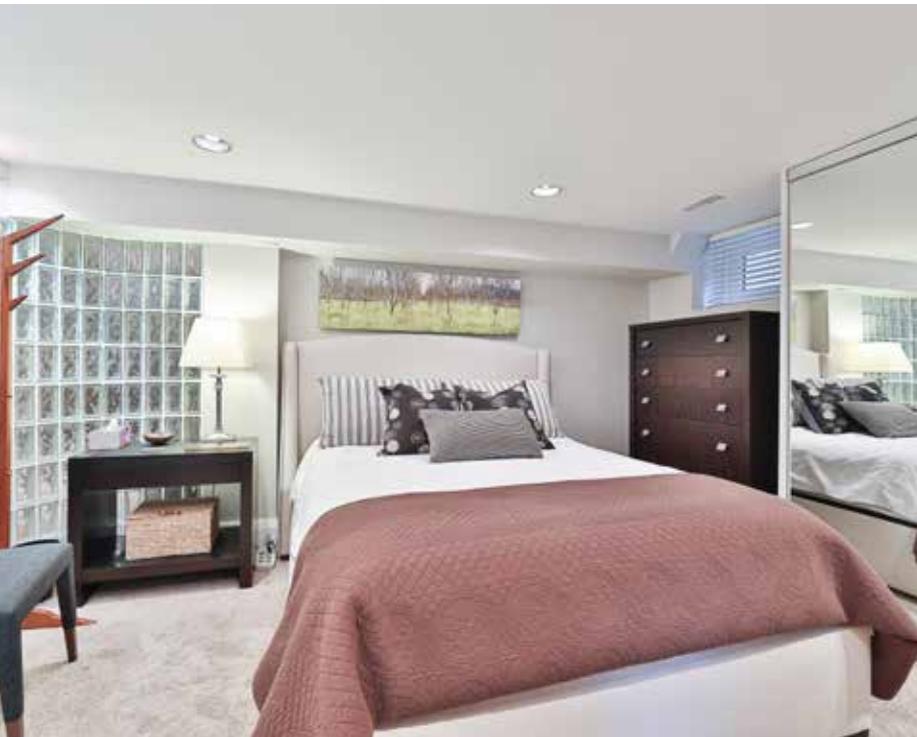




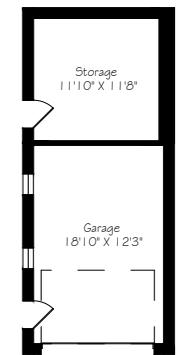
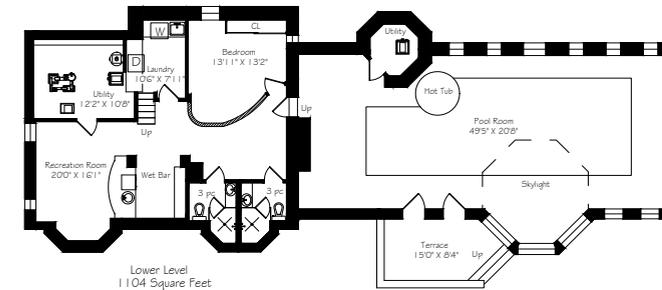
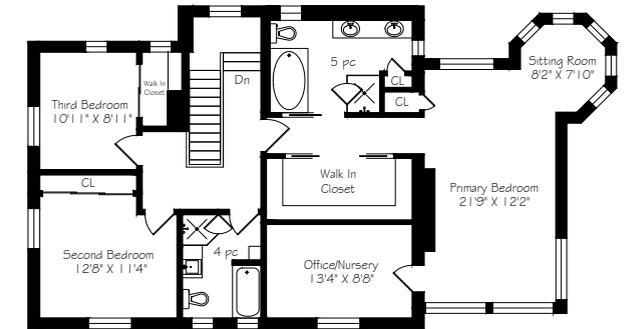
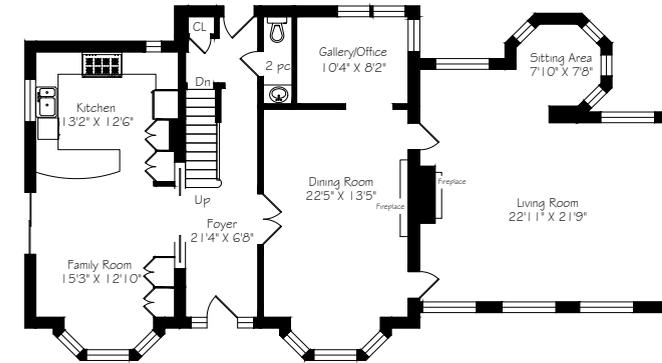
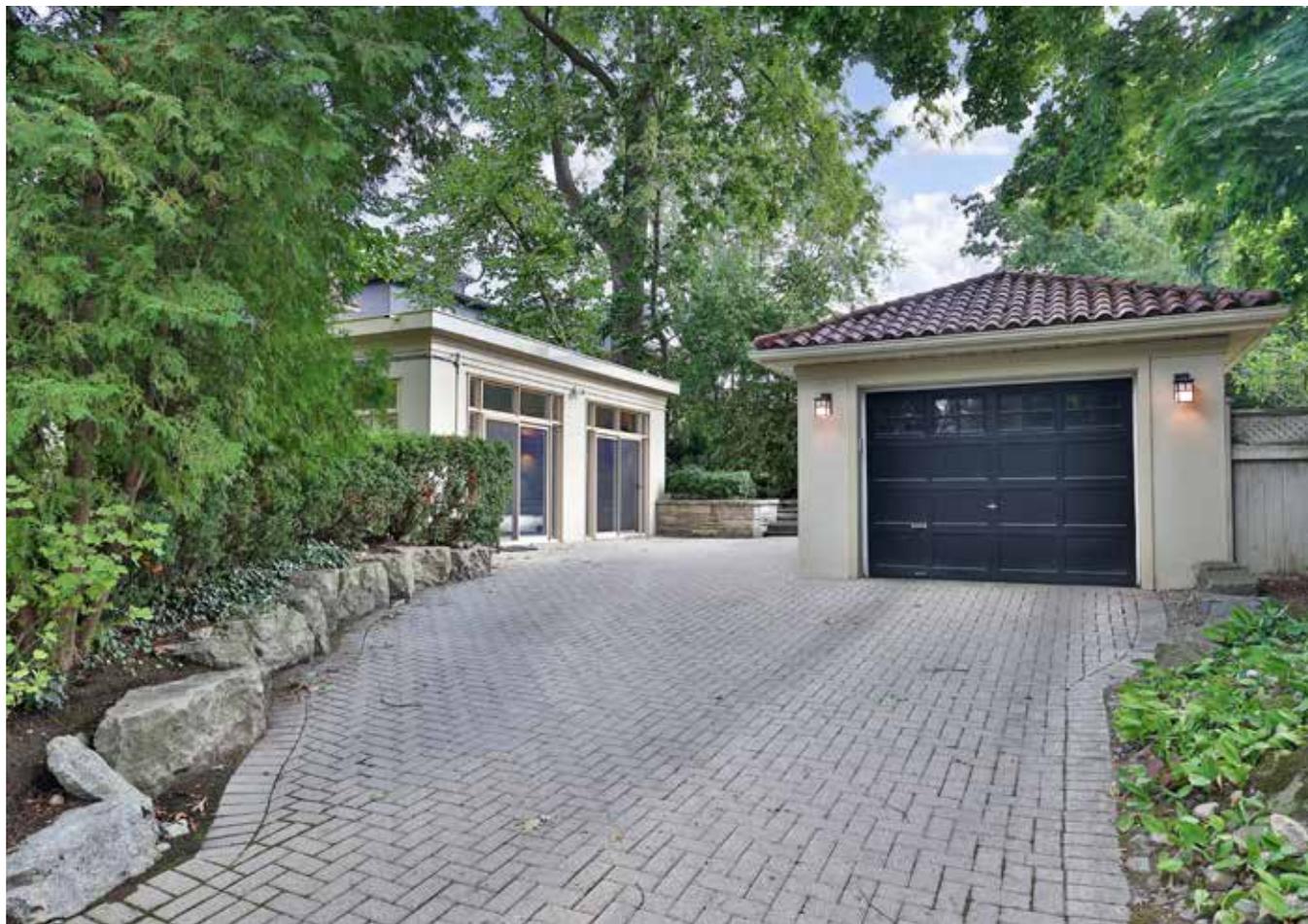












Details

LOT SIZE
50 feet by 143.50 feet

TAXES
\$19,229.72 (2022)

POSSESSION
60 to 90 days

HEATING
Forced air gas

COOLING
Central air conditioning

DRIVEWAY
Private drive with 3 car parking and garage with 1 car parking (potential for two)

Features

- Classic centre hall century home that has been extensively renovated and updated
- Commanding presence on Welland Avenue cascading down a hillside affording abundant natural light, tree-filled views and situated amongst exquisitely designed landscaping
- Large chef's kitchen with top-of-the-line appliances and granite countertops overlooking the family room
- Formal dining room featuring coved ceilings, hardwood floors, a large bay window with double-sided fireplace
- Main floor office, currently used as a gallery room, leading off from the dining room (note: French doors to enclose this room can be re-installed)
- Double doors leading into an entertainer's dream living room: double-sided fireplace, wall-to-wall windows, integrated sound system, flush-mounted television and an intimate sitting area set within an architecturally engaging turret
- Private primary suite with spacious walk-in closet, five-piece ensuite bathroom, sitting area nestled amongst the trees and wrap-around south-facing windows
- Secluded office leading off primary bedroom that could be converted to a second walk-in closet, nursery, exercise room, lounge or fourth bedroom with access from the second-floor landing
- Two bedrooms with hardwood flooring, California Shutters, and closets which share a fully renovated (2017) four-piece bathroom featuring marble glass-enclosed shower and separate bathtub
- Lower-level recreation room with wet bar featuring wine fridge and integrated refrigerator and freezer drawers
- Fourth bedroom with above-grade window, wall-to-wall closets and glass block curved wall
- Two three-piece bathrooms complete the lower level living area, and serve the adjacent swimming pool and hot tub room
- Spacious swimming pool room – operating on a separate climate and security system – abounding with natural light and surrounded by windows with a peaked skylight at the centre
- Walk-out from pool to the private stone-tiled patio, and double doors leading to driveway with single car garage and climate-controlled storage room which could be combined with the garage for two-car tandem parking
- Extensive list of smart home and mechanical updates – see improvements listed below

- Catchment area for Whitney Public School, Deer Park and North Toronto Collegiate Institute, with easy access to top-tier private schools – UCC, Branksome, BSS, the York School and Greenwood
- Steps to some of Toronto's best parks and trails – Moore Park Ravine and Evergreen Brickworks, Moorevale Park, and the recently re-opened St. Clair Reservoir
- Walking distance to shopping on Summerhill Avenue and Yonge & St. Clair for all your day-to-day needs, dining and entertainment

IMPROVEMENTS

Mechanical

- Three zones of climate control: the main house featuring a Carrier high efficiency forced air gas furnace and enhanced efficiency central air conditioning with HEPA air filtration system, and separate heating and cooling systems for the living room and pool
- Ultra-high efficiency Takagi natural gas hot water heating system with separate loops for domestic hot water, pool water and pool room heating
- High efficiency DC-drive variable speed pump for pool
- Re-mineralized reverse-osmosis drinking water purification system in kitchen

Security

- Advanced security system with external cameras, keyless door lock, window and door sensors, glass break detectors, fire and carbon monoxide detectors, low temperature alert and second security zone for swimming pool
- Smart lighting system controls all exterior and many interior lights with central and remote control
- Water leak detection and alarm system, with automatic shut-off and drainage in the event of a leak or low temperature
- Smart thermostats for the main house and living room climate zones
- Pentair Screen Logic system in pool room for automation and remote control of pool temperature and pump settings

Architectural

- Thoroughly renovated by the Robinson Group in the late 1990s

- Ludowici tile roof with modern snow and ice dam system
- Main house windows replaced with Norwood dual-pane Low-E windows (2012) and pool windows replaced in 2001 with moisture-resistant, vinyl clad windows
- Indoor swimming pool and hot tub fully renovated in 2012, featuring tile decking, Marbelite quartzite lining, a separate security and climate control system and advance combination UV and ozone disinfection system that reduces the need for chlorine by over 75%
- Kitchen renovated in 2001 and integrated with adjacent family room
- Integrated family room cabinetry (2015) currently used as coat closets and storage but easily converted to pantry storage
- Second floor bathroom fully renovated (2017)

Exterior

- Extensive re-landscaping of front and rear landings and stairs to incorporate concrete footings and stone facings (2018)
- Professionally landscaped gardens designed by Artistic Gardens and updated by "I Domingues and Sons", featured in the 2017 Toronto Botanical Gardens "Through the Garden Gate" Tour

INCLUSIONS

- Viking Ultraline dual fuel six-burner gas range with grill, griddle and two self-cleaning ovens
- Sub-Zero integrated refrigerator and freezer
- Miele dishwasher
- GE integrated microwave
- Marvel wine fridge
- Sub-Zero integrated refrigerator and freezer drawers
- LG front-loading steam washer and dryer
- Friedrich through-wall heater and air-conditioning unit with separate de-humidifier
- Integrated audio-visual equipment on main floor
- Flush-mounted Sony television in living room
- Cabinet in living room with audio-visual equipment
- All electrical light fixtures and window coverings
- Napoleon Outdoor Gas Grill
- All pool equipment
- Two safes

EXCLUSIONS

- Headboard in second bedroom
- Wine fridge in swimming pool furnace room
- Wall mounted lightbox in family room
- Glass wall sculpture on east side of pool room
- Wall mounted glass art on west side of pool room
- All art
- Backyard furniture box

RENTALS

- None



HEAPS ESTRIN

REAL ESTATE TEAM

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Cailey Heaps

B.Comm.

BROKER OF RECORD

416.424.4910

Cailey@HeapsEstrin.com



Amanda Gaskey

REAL ESTATE AGENT

647.923.2238

Amanda@HeapsEstrin.com

HEAPSESTRIN.COM



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