



289 HEATH STREET EAST  
MOORE PARK





### **AN EXQUISITE FAMILY HOME IN THE HEART OF MOORE PARK**

Located on the south side of a quiet, coveted street in Moore Park, this exquisite home is not to be missed. A beautifully-appointed mature front garden greets you before entering this light-filled, elegant home. Boasting over 3,500 square feet, it is a masterpiece in elevated living. A 144 foot deep lot offers multiple spaces to convene alongside a standalone garage and accompanying private studio with soaring ceiling heights. Tastefully designed with thoughtful touches and functionality throughout, this home is an impeccable gem in one of Toronto's most sought-after neighbourhoods.

### **MAIN FLOOR**

Heightened ceilings with crown moulding, wainscoting and gleaming hardwood floors greet you at the spacious elegant entry. Bevelled-glass French Doors gracefully open to an elegant and classic living room with hardwood floors and crown moulding throughout. This serene space offers an RH Peterson Real Fyre gas fireplace for cozy winter evenings in with friends and family and a wall of windows with a view to the gorgeous front garden.

This elegant space seamlessly transitions into the sophisticated traditional dining room with crown moulding, wainscoting and three perfectly-positioned lead glass windows. The bright, sleek kitchen was recently renovated resulting in an effortlessly elevated space offering functionality in design with premium Subzero and Wolf chef's appliances and ample thoughtful storage. The bright eat-in kitchen is adjoined by the south-facing spacious family room flanked with three sets of French doors leading to a 227 square foot covered deck running the width of the house. The back of the home further opens to an impeccably-designed yard with room for a spacious outdoor dining set under the canopy of trees, with multiple conversation spots and a stunning fully-enclosed outdoor studio with a heated floor, making this a true oasis in the city.

## **SECOND FLOOR**

The second floor provides an elegant private retreat for all members of the family with three spacious bedrooms. A private hallway leads into the lush primary suite, offering an oversized walk-in closet, a soothing separate seating area, a spa-like four-piece ensuite with his-and-her sinks and marble countertops. The piece de resistance are the two sets of French doors leading to a private balcony for two, with sweeping views of the impeccable yard below. Perfect for cosying up with your morning coffee or an evening nightcap under the stars. Two additional spacious bedrooms with an adjacent four-piece bath round out the airy second floor space

## **LOWER LEVEL**

The lower level is a lovely retreat with a spacious design and a spot for everyone in the family. The recreation/media room offers multiple seating areas making it the perfect spot for all members of the family. A fourth bedroom is accompanied by a three-piece bath, an ideal spot for overnight guests or as a nanny suite or to be used as an office or an exercise room. A spacious laundry with ample storage rounds out the chic lower level.

## **EXTERIOR AND OUTDOOR SPACE**

At 144 feet deep, this south-facing garden offers endless entertaining and living possibilities for all members of the family. Flagstone pathways lead past the garage to a spacious outdoor dining area next to the kitchen and family room French doors. Drifting down the flagstone path to a sitting area under the trees and lush elegant gardens on both sides providing both privacy and a connection to nature. The stunning outdoor studio situated next to the manicured yard tastefully integrates the elegance of this beautifully-designed home and garden. Perfect as a home office, private retreat or yoga studio, this is a rare find and further enhances the many offerings of this property.

## **NEIGHBOURHOOD**

Known for its family-friendly community, lush greenery and historic homes, Moore Park is a picturesque upscale neighbourhood in midtown Toronto. Within the catchment area for Whitney Junior Public School, Our Lady of Perpetual Help Catholic School and North Toronto Collegiate, as well as in close proximity to private schools such as Branksome Hall, Upper Canada College, The Bishop Strachan School, Crescent School and Toronto French School.

Bounded by natural ravines on three sides—Moore Park Ravine to the north and east, and the Vale of Avoca Ravine to the west—the area offers a peaceful and secluded atmosphere while still being well-connected to the city's core and close to major arteries. Moore Park is conveniently located minutes to nearby St. Clair and Summerhill subway stations, which link residents to the city's rapid transit network and the Don Valley Parkway is also just a short drive away for those commuting by car. A short walk to the shops and popular restaurants of Yonge and St. Clair make this an ideal spot to enjoy the benefits and amenities of an urban life, in a tranquil and upscale private setting.



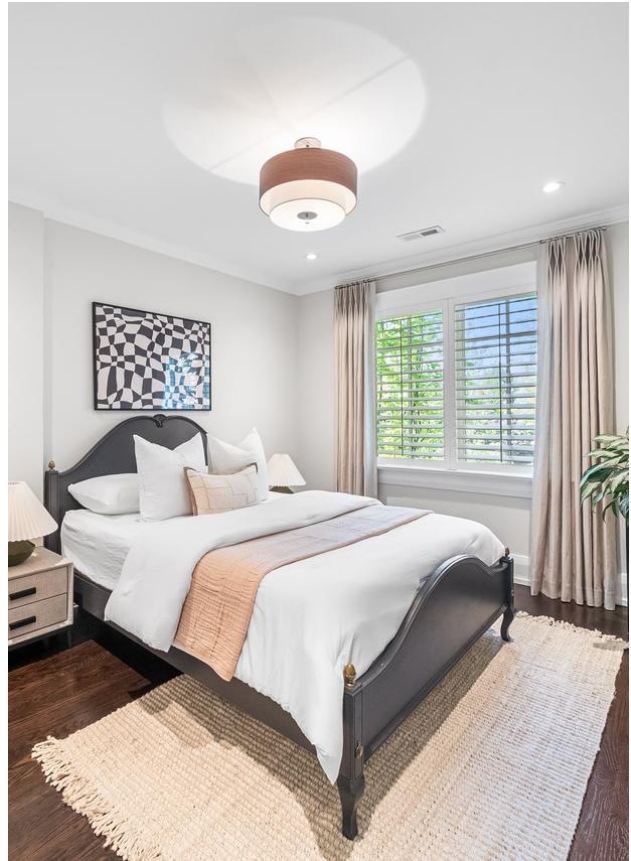






















# 289 HEATH STREET EAST

## Floor Plans



### LOT SIZE

- 33.33 FT x 144 FT

### TAXES

- \$12,890 (2024)

### POSSESSION

- 60-90 Days | Flexible

### COOLING

- Central Air Conditioning

### HEATING

- Forced Air, Gas

### PARKING

- Private Drive
- Detached Garage
- Total 4 parking spaces

### INCLUSIONS

- Sub-Zero refrigerator
- Wolf double oven
- Wolf range
- Asko dishwasher
- Wolf wine fridge
- Electrolux washer and dryer
- Miele stacked washer and dryer
- All electric light fixtures except where noted in Exclusions
- All window coverings
- All heating and air conditioning equipment
- Security system (monitoring extra)

### EXCLUSIONS

- Dining Room Chandelier
- All Seven (7) black planters
- Metal trellis at east end of covered deck
- All three televisions and sounds bars
- Curtains in Bedroom Three (East)
- All artwork





## ELEVATE YOUR EXPECTATIONS



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