



156

156 WELLAND AVENUE
MOORE PARK

Welcome to 156 Welland Avenue, situated in one of Toronto's most desirable neighbourhoods, this beautifully renovated, turn-key home is ready for you to move in and enjoy, with refined finishes and serene views of nature through expansive windows. Set on a wide 44-foot lot with a depth of 143 feet, this detached home offers a combination of lush outdoor space, craftsmanship, and immediate access to the natural beauty and recreational opportunities of Moore Park.

From the moment you arrive, the west-facing façade is framed by mature trees and features a newly planted red maple tree, gardenia, and hydrangea, setting a tranquil and inviting tone that carries throughout the home. The private driveway offers parking for up to four vehicles and leads to a detached garage, adding everyday ease for family. Inside, the home has undergone a comprehensive gut renovation redesigning the home for sophisticated urban living. Every detail reflects thoughtful design and a commitment to quality, beginning with new drywall and spray foam insulation for year-round comfort. The freshly painted interiors, finished in a soft white color, are paired with oak hardwood flooring that flows harmoniously throughout the home.

The chef's kitchen is a showpiece in both form and function—custom-built with upgraded cabinetry and adorned with a striking Berkshire Brass Cambria quartz countertop and backsplash. High-end appliances from Miele and Bosch integrate seamlessly into the design, while thoughtful details such as a built-in pantry system, pull-out spice rack, integrated garbage and recycling units, and a spacious kitchen island with two USB-C outlets and extra storage elevate the space—offering a perfect blend of beauty and everyday functionality. The open-concept layout connects the kitchen to a spacious breakfast area, perfect for casual family meals, and flows into a striking family room where floor-to-ceiling, wall-to-wall windows and sliding glass doors offer an uninterrupted view of the lush back gardens and the majestic trees of the park beyond. This natural backdrop brings the outdoors in, creating a serene, light-filled atmosphere and a connection to nature. The walkout to the expansive deck enhances the indoor-outdoor living experience, making it ideal for relaxing with family or entertaining guests with ease. The formal living and dining rooms share a gas fireplace and dimmable lighting, setting the stage for both intimate gatherings and lively evenings. Nearby, a sunlit front office—framed by a graceful arc of windows—invites natural light and serene views of the front garden.

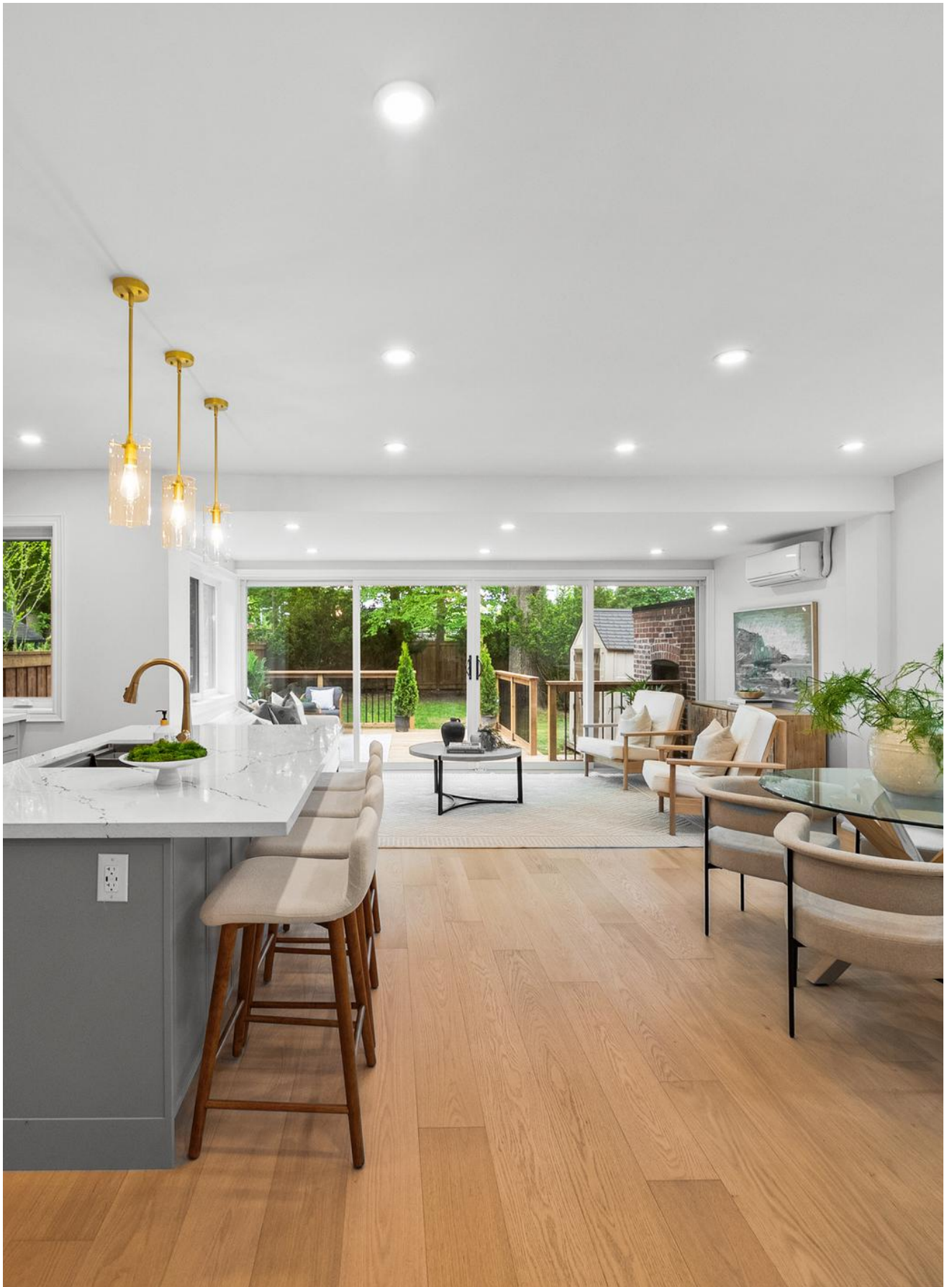
The second floor offers a peaceful retreat, filled with natural light and thoughtful design. Three spacious bedrooms provide comfort and style, each with picturesque treetop views that create a warm and calming ambiance. The primary suite stands out with its custom walk-in closet, renovated four-piece ensuite featuring heated floors, a standalone tub, and a glass-enclosed shower—all designed to evoke a spa-like feel. A charming sunroom off the primary suite leads to a private balcony overlooking the backyard and park, perfect for quiet mornings or evening unwinding. The second and third bedrooms are bright and versatile, sharing access to a beautifully updated three-piece bathroom with heated floors for added comfort.

The lower level adds valuable versatility to the home, offering over 730 square feet of finished living space with nearly seven-foot ceilings. A spacious recreation room flows into a flexible area currently used as a children's playroom, that can easily be enclosed to create a private additional bedroom—ideal for guests, a nanny suite, or multi-generational living. This level also features a large laundry room with built-in cabinetry for added convenience, along with a generous utility room that can double as extra storage space. With a full three-piece bathroom, this level is a great addition for growing families and everyday living.

The back garden is an inviting and expansive haven perfect for a variety of outdoor activities and enclosed by a newly built fence providing additional privacy. A raised deck creates an ideal setting for dining under the stars, morning coffee, or hosting summer gatherings with friends. Children have plenty of room to run, explore, and play, while pets can roam freely in the secure, fully fenced yard. Whether it's a casual barbecue, a quiet afternoon in the sun, or simply unwinding while surrounded by nature, this outdoor space encourages relaxed living. Immediate side access to the adjacent park makes it easy to enjoy weekend picnics, impromptu playdates, or peaceful walks, seamlessly blending home life with the beauty of the outdoors.

More than just a renovated home, this is your opportunity to become part of Moore Park—one of Toronto's most sought-after and welcoming neighbourhoods. Just steps from Moorevale Park, the ravine trail system, and a short drive to the Brickworks Farmers Market, this location offers easy access to nature and city life. Nearby amenities include Yonge and St. Clair, Bayview Avenue, and Summerhill, with some of the city's top private schools close by. Whether commuting downtown or heading out of the city, you will enjoy convenient TTC access and quick connections to major highways. This home has been updated to elevate daily living, with access to lush greenery, an ideal setting to enjoy both comfort and nature.





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FEATURES OF THE HOME

- Set on a tree-lined street in Moore Park, this renovated detached home offers 3+1 bedrooms, 4 bathrooms and thoughtful modern upgrades
- Boasting a 44-foot frontage and extending 143.5 feet deep, this exceptional lot features a west-facing, fully fenced backyard surrounded by trees, offering privacy, natural beauty and a true connection to the Moore Park landscape
- Pavers and natural stone retaining walls create a welcoming path, while new gutters with guards and downspouts ensure long-term ease of care—essential in this leafy neighbourhood
- A new garage entry door with a WiFi-enabled lift master system adds security and convenience, while enhancing curb appeal.
- Wide-plank white oak hardwood flooring with a premium wire-brushed finish adds a natural elegance, inspired by the majestic oak tree on the property
- The living and dining room share a newly installed gas fireplace with remote control, offering a warm and sophisticated focal point for daily living or evening gatherings
- Open-concept kitchen and breakfast area is warm and inviting, with the kitchen featuring Berkshire Brass Cambria quartz countertops and backsplash, Emtex gold drawer pulls, and high end cabinetry with built-in pantry system and pull-out spice rack
- Generous centre island features built-in USB-C charging, integrated garbage and recycling units and additional storage space
- Premium Miele and Bosch stainless steel appliances blend seamlessly into this thoughtfully designed culinary space
- New LED light fixtures, dimmable and WiFi-enabled lights on the main and second floor, can be tailored to every occasion
- Bright and spacious family room has been updated with wall-to-wall windows and sliding doors that open directly onto a newly built raised deck
- The primary bedroom offers a custom walk-in closet, sunroom with walkout balcony access overlooks the lush park and backyard
- The four-piece primary ensuite features heated floors, a glass-enclosed shower with and shelving, and a standalone tub
- The second bedroom and third bedroom share have tree top views and share a stylish three-piece family bath adorned with gold accent and heated flooring
- The lower level features a spacious recreation room, a kid's playroom which can be converted to a fourth bedroom, and a three-piece bathroom
- The separate laundry room includes built-in cabinetry for added convenience and organization
- Mitsubishi electric heating and cooling systems and WiFi-enabled Ecobee smart thermostat, great for customizing to your ideal room temperature for added comfort
- The entire electrical system has been updated, including a brand-new 200-amp panel with potential for future EV charger installation
- Additional water management systems include a sump pump and backwater valve to protect the lower level, adding to long-term value
- A new privacy fence outlines the backyard, featuring a separate side entrance that leads to the park.
- The spacious backyard offers plenty of room for pets and children to play and enjoy, and it can also be used for various activities or transformed into a private garden for fruits, vegetables, or flowers

NEIGHBOURHOOD FEATURES

- Well located in Moore Park adjacent to the popular Moorevale Park with tennis courts, playground, and more
- Easy walking distance to the amenities of Yonge and St. Clair or bus stop on the corner of Welland Avenue
- Close to many of Toronto's best private schools: Branksome Hall, Greenwood College, Upper Canada College, Bishop Strachan and others.
- Close to Mooredale House, a fabulous local community centre with kids programming, camps, pool, and preschool
- Entrance to the Moore Park ravine system just down the street, with a short walk to the Brickworks weekend Farmer's Market or wind your way through the city on the bike trails
- Walking distance to great parks, the amenities of Bayview Avenue and the shops at the Bayview and Moore plaza
- Good access to TTC
- Easy drive to downtown and quick access to the highway system



IMPROVEMENTS

EXTERIOR:

Outdoor Improvements:

- New Pavers and Retaining Walls – Featuring natural stone walkway and capping for curb appeal and lasting durability.
- New Composite Deck Tiles – Located on the primary bedroom patio for a low-maintenance outdoor retreat.
- New Gutters with Gutter Guards and Downspouts – A crucial upgrade in tree-heavy areas to minimize maintenance and prevent clogging.

INTERIOR:

Interior Design & Features:

- European Wide-Plank White Oak Flooring – With premium wire-brushed finish for timeless elegance and durability.
- Main Floor Rebuilt to the Bricks – Includes all-new framing, drywall, and finishes for a fresh, modern foundation.
- Fresh Benjamin Moore Aura Paint – Professionally painted interior and exterior in a high-end, durable finish.
- New Light Fixtures Throughout – All LED for style and energy savings.

Kitchen Highlights:

- Premium Kitchen Cabinets – Built with plywood interiors and upgraded hardware, including:
 - Mole pantry system
 - Pull-out spice rack
 - Integrated garbage/recycling/food waste system
- Additional Island Storage – Maximizes prep space and utility.
- Emtek handles
- Berkshire Brass Countertops and Backsplash – A striking, luxurious finish rarely seen.
- Premium Appliances – Featuring Miele and Bosch for top-tier performance.

Bathrooms:

- All Bathrooms Fully Renovated – Modern, stylish, and functional, heated floors in two upper level baths
- Toto Toilets – Installed in the powder room and primary ensuite for comfort and water efficiency.

Closet & Storage:

- Custom Built Primary Bedroom Closet – Elegant and highly functional for modern storage needs.

COMFORT SYSTEMS:

Climate & Efficiency

- New Navien Boiler (99% High Efficiency) – Provides unlimited hot water and energy savings.
- Premium Ecobee Smart Thermostat – WiFi-enabled for remote temperature control and energy optimization.
- Extensive Spray Foam Insulation in main floor, ensuring superior comfort and reduced energy costs
- New High-Efficiency Windows and Patio Doors on main floor (not sunroom) – Improves insulation and reduces energy bills.
- New Roof on Master Bedroom Patio and Garage – Peace of mind for future maintenance

Plumbing & Water Management

- Fully Updated Sewer System – All-new PVC lines from the house to the city – a major upgrade typically costing between \$10,000-15,000.
- All-New Interior Sewer Lines
- Sump Pump & Backwater Valve Installed – Offers protection from water intrusion and sewer backups.

Electrical & Smart Home

- All-New Electrical Panel – Includes expansion space and conduit for EV charging.
- WiFi-Controlled Switches with Dimmers – Enable custom mood lighting throughout the home.
- USB-C Charging in Kitchen Island – Modern convenience at your fingertips.

Entry & Security

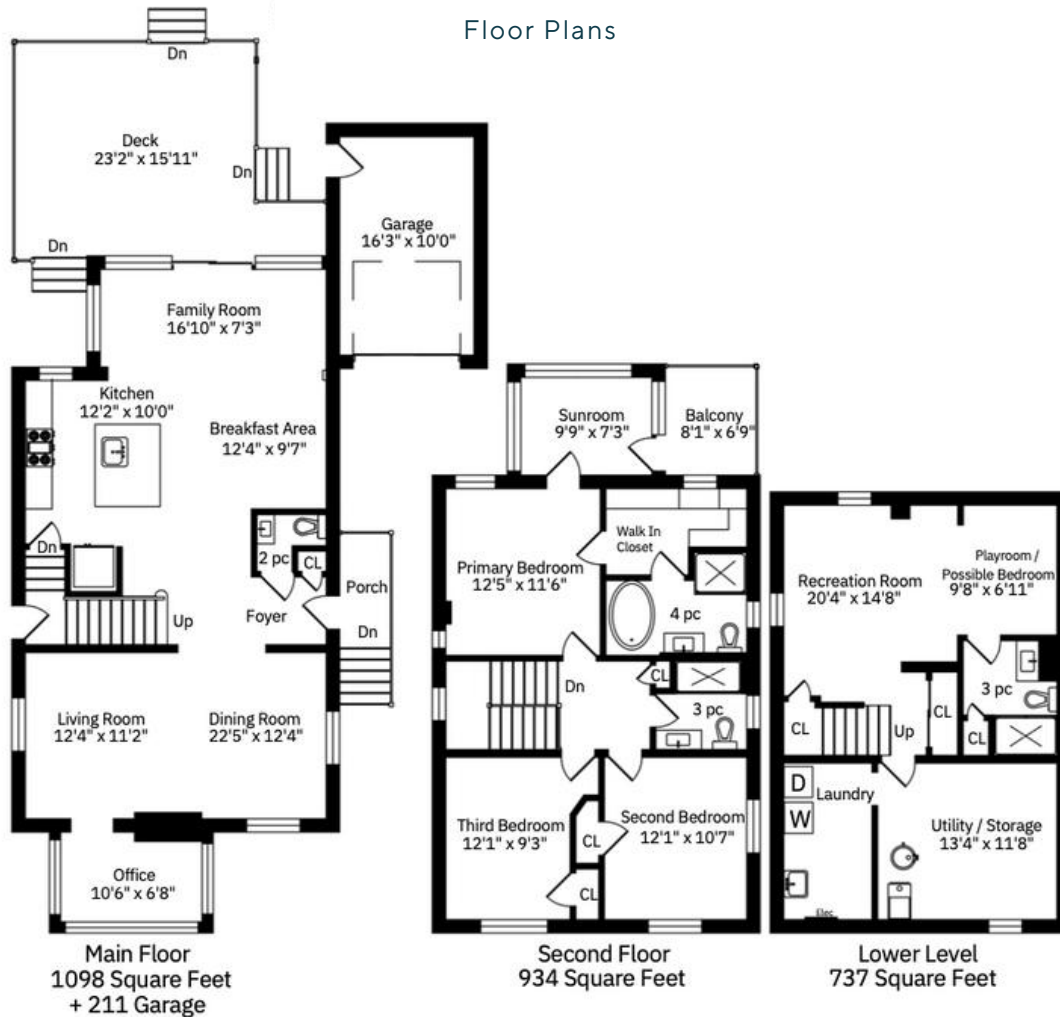
- New Fiberglass Entry Door – Features a Yale WiFi-enabled smart lock for keyless access.
- New Garage Door with LiftMaster System – Includes WiFi, keypad, and remote access.

Heating & Ambiance

- Gas Fireplace with Remote Control – Adds warmth and ambiance at the touch of a button.

156 WELLAND AVENUE

Floor Plans



LOT

- 44 feet x 143.5 Feet

TAXES

- \$12,118.17

POSSESSION

- 30-45 Days, TBA

HEATING

- Radiant

COOLING

- Ductless air conditioning with five air handling units

DRIVEWAY

- Private Driveway with four car parking and detached single car garage

INCLUSIONS

- All existing electric light fixtures
- All kitchen appliances:
- Integrated Miele gas range with oven
- Bosch fridge with freezer drawer
- Aviva range hood
- Miele dishwasher
- LG microwave
- Double sink with high-end Delta faucet
- LG Washer and dryer
- WiFi-enabled Yale smart lock on new fiberglass entry door
- Smart garage door opener (LiftMaster system) with keypad and remote
- WiFi-controlled light switches with dimmers main and second floor
- Ecobee smart thermostat
- Navien high-efficiency boiler system
- Mitsubishi electric heating and cooling units
- Regency fireplace in living room with remote
- HEATIT in floor heating thermostats
- Garage door opener and remotes
- Suncast shed



ELEVATE YOUR EXPECTATIONS



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