



166 HUDSON DRIVE

MOORE PARK



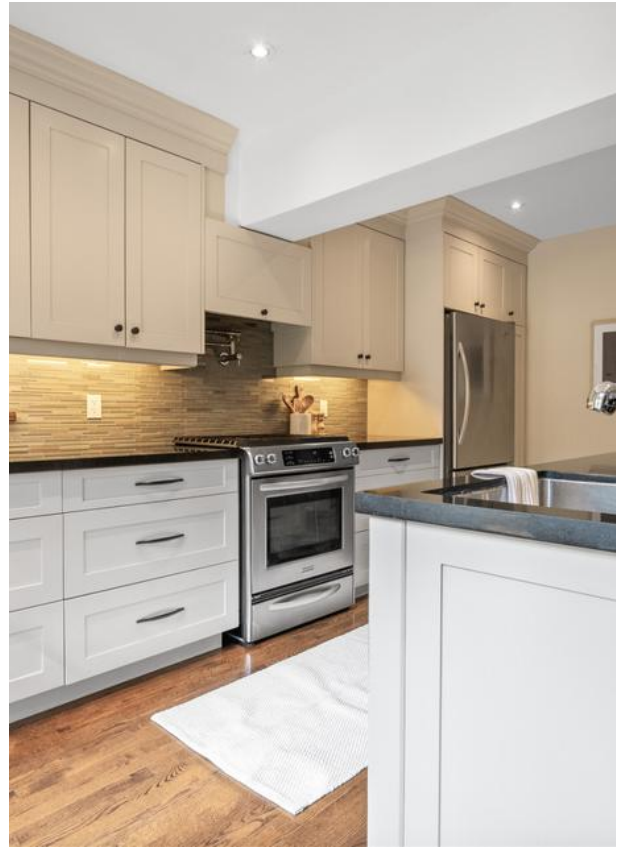


Nestled in the prestigious Moore Park neighbourhood, this stunning two-storey detached home seamlessly blends modern sophistication with timeless charm. The thoughtfully updated interior features rich hardwood floors throughout, complemented by oversized windows that flood each room with an abundance of natural light, creating a bright and airy atmosphere in every corner. This home has been meticulously designed to offer both function and style, making it the perfect setting for a growing family or those who love to entertain.

At the heart of the home is the chef's kitchen, which boasts high-end appliances, custom cabinetry, and a convenient pot filler for added functionality. The open-concept design flows effortlessly into the family room, where large glass doors lead to a lush, private backyard oasis. This tranquil space, with its custom landscaping, is perfect for al fresco dining, outdoor relaxation, or hosting summer gatherings.



The home's spacious dining room is ideal for hosting dinner parties or family celebrations, while the cozy living room, complete with a wood-burning fireplace, offers the perfect spot to unwind after a long day. Every detail has been thoughtfully considered to create an inviting and refined living experience.





For outdoor enthusiasts, this property is perfectly positioned with access directly across the street to the Moore Park Ravine, and its extensive trail system just steps away, offering endless opportunities for walking, jogging, cycling and even cross-country skiing through some of Toronto's most scenic green spaces.

Located in a prime, quiet Moore Park location, this home provides easy access to top-tier schools, including Whitney Junior Public School and Our Lady of Perpetual Help Catholic School, as well as Toronto's finest private schools. Residents will also appreciate the proximity to boutique shopping, fine dining, and the city's best parks and ravines, not to mention convenient TTC access.

This exceptional home has seen numerous updates, including new windows and doors (Ridley), an updated roof, a modernized kitchen, and renovated bathrooms, ensuring it is ready for the next family to move in and make it their own. Whether you're raising a family or looking for a sophisticated retreat from the city, this property offers the perfect blend of urban convenience and peaceful, refined living in one of Toronto's most desirable communities.







On the third floor, lies an open-concept den, the third bedroom, a four-piece washroom and the expansive rooftop deck, accessed via wraparound sliding doors and overlooking the back gardens. The zinc-clad overhang provides shade, while the large deck enjoys abundant afternoon sun. A wet bar with an integrated mini-fridge adds convenience to this space.

Descending to the lower level, the quality of finishes and thoughtful design continues. The recreation room includes a kitchenette, gym area, three-piece bathroom, and ample storage. Stone tile floors, high ceilings, and pot lights create a welcoming atmosphere, and the kitchenette, with an undercounter wine fridge, makes this a great space for entertaining. A side door at the top of the stairs provides easy access to this level, and the utility room and generous storage options complete the floor.

Outside, the home's striking facade and professionally landscaped gardens create a captivating backdrop. The rear yard serves as a private oasis, seamlessly extending the living space via the sliding glass doors. A concrete patio, complete with room for a barbecue and column cedars for privacy, is perfect for entertaining.

INCLUDED FEATURES

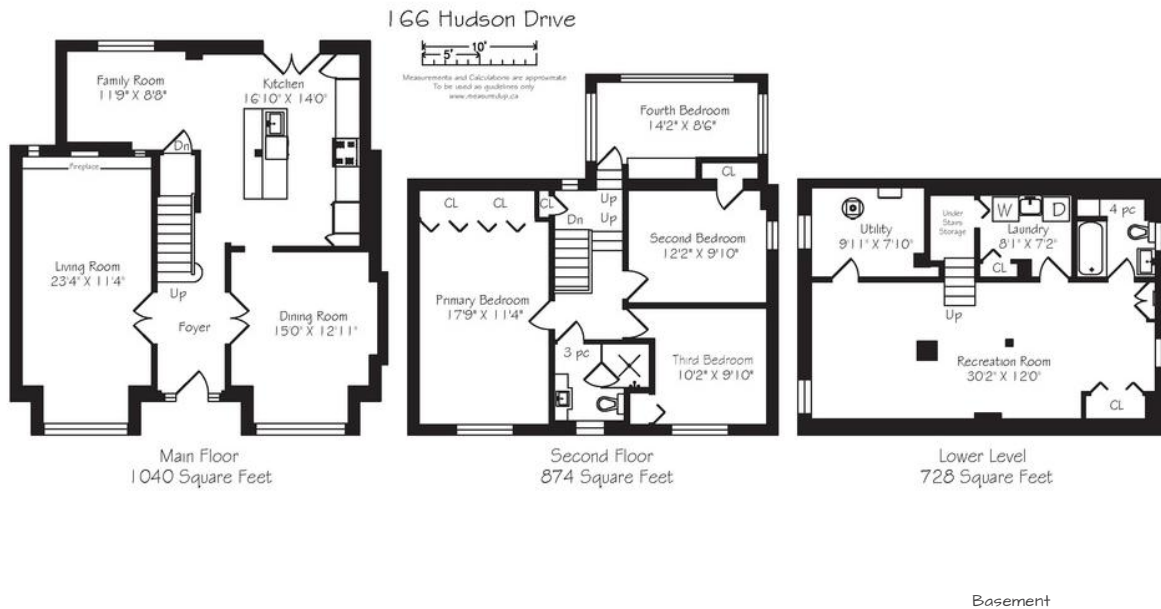
- Boiler (2020)
- New Rood & Skylight (2019)
- Basement/Lower Level Bathroom/Laundry Room (Renovated 2014)
- High End Ridley Windows & Rear French Doors (2012)
- Kitchen & Upstairs Bath (2012)
- Custom Landscaping (2014)
- All wiring updated (2012)
- Backwater Valve Installed & All Plumbing Updated (2012)

INCLUSIONS

- Stainless Steel Kitchenaid Gas Stove
- Stainless Steel Kitchenaid Refrigerator
- Stainless Steel Panasonic Microwave
- Stainless Steel Bosch Dishwasher
- Mitsubishi Wall A/C Unit
- Viessmann Boiler & Equipment



166 HUDSON DRIVE



COOLING

- Forced Air

TAXES

- \$12,496.1

POSSESSION

- Immediate/TBD

HEATING

- Forced Air

RENTAL ITEMS

- Hot water tank



ELEVATE YOUR EXPECTATIONS



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REAL ESTATE TEAM

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