
WELCOME TO 94 MOORE AVENUE
PROUDLY PRESENTED BY
JUSTINE DELUCE BROKER



CHRISTIE'S
INTERNATIONAL REAL ESTATE

The Location:

94 Moore Avenue is located in Toronto's most sought after family neighbourhood – Moore Park. Just a short commute to downtown, Moore Park is an 'in demand' location for professionals and their families. In the Deer Park Junior & Senior Public School, North Toronto and Northern high school district and just a short stroll from wonderful parks and the Rosedale Ravine system, the area provides easy access to transit, the iconic Summerhill Market, Mooredale House and excellent dining and shopping on the Yonge, Mt. Pleasant and Bayview corridors. Moore Park is an amazing place to call home.

The House:

This fabulous renovated home sits on a well positioned 25.5 x 144 foot north facing lot on Moore, west of Mt. Pleasant. A semi-detached, brick home with front porch and massive curb appeal. Once inside, the open concept main floor with high ceilings and numerous windows is bright and inviting. A fabulous cook's kitchen with large island and breakfast bar plus a family room with French doors leading out to a large deck for outside dining and entertaining as well a beautiful back garden perfect for children to play. A storage shed at the back of the property provides extra storage for toys, bikes and gardening tools. The second level boasts a well proportioned master suite with a large walk-in closet and luxurious 5 piece marble bathroom. There are an additional 4 bedrooms and 2 bathrooms on the second and third levels. The legal front pad parking is suitable for 1 car. From the moment you walk into this wonderful space, you will know you have found your perfect family home.

MAIN LEVEL:

Foyer: Elegant Entrance
 Guest Powder Room

Living Room: Large South Facing Window
 Hardwood Floor
 Fireplace
 Open Concept/Combined with Dining Room
 Halogen Lighting
 Shutter Blinds

Dining Room: Hardwood Floor
 Open Concept/Combined with Living Room
 Shutter Blinds

Kitchen: Renovated
Carrera Marble Counters and Backsplash
Large Centre Island
Stainless Steel Appliances
Hardwood Floor
Kitchen Aid Fridge & Gas Range
Convection Oven
Bosch Dishwasher
Aimec Hood
Overlooks Family Room
Halogen Lighting

Family Room: Extensive Built-In Book Shelves and Media Centre with Built-In Desk
Hardwood Floor
French Doors Lead to Deck for Outside Dining and Entertaining
Halogen Lighting

Powder Room: Updated 2 Piece Guest Powder Room

Mud Room: Large Closet area for Coats, Shoes etc.
Shelving for Storage
Side Entrance

SECOND LEVEL:

Master Bedroom: Large Walk-In Closet
Broadloom
Window Overlooking Back Garden
Shutter Blinds
Overhead Plantation Fan
Halogen Lighting

Master Ensuite: Luxurious 5 Piece Marble Bathroom
Heated Floors
Halogen Lighting

Second Bedroom: Large South Facing Window
Shutter Blinds
Broadloom
Wardrobe
Fireplace

Overhead Plantation Fan

Third Bedroom: South Facing Window
Broadloom
Overhead Plantation Fan

Bathroom: Updated 4 piece
Heated Floor
Halogen Lighting

THIRD FLOOR

Fourth Bedroom: Spacious with Large South Facing Window
Broadloom
Large Closet
Shutter Blinds

Fifth Bedroom: Spacious with Large Window Overlooking the Back Garden
Broadloom
Large Closet
Shutter Blinds

Bathroom: Updated 4 Piece
Heated Floor

LOWER LEVEL

Recreation Room/
Nannie's Suite: Broadloom
Wardrobe
Walk-In Storage Room

Laundry Room: Tiled Floor
Whirlpool Front Loading Washer & Dryer

Storage Room: Spacious Storage Room
Large Second Freezer
Built-In Shelving

Bathroom: Updated 3 Piece
Window for Natural Light

**Furnace and House Mechanics Located in the Large Storage Room

ADDITIONAL INFORMATION ABOUT THIS PROPERTY;

RECENT IMPROVEMENTS:

Patio Walk-out from Main Floor Family Room
New Fence
3 New Air Conditioning Wall Units
Interior Paint on Main Floor
Re-Laid Brick on Driveway
Shed in Back Garden
Built-In Bookshelves, Media Centre and Desk in Family Room

Inclusions: KitchenAid Fridge and Gas Range, Convection Oven, Bosch Dishwasher, Aimec Hood, Gas Furnace, Marble Counter Top & Backsplash, Whirlpool Washer & Dryer, All Blinds & Curtains, All Electric Light Fixtures, Freezer in Basement Storage Room, All Wall Air Conditioning Units, Wardrobe/Closet in Second Bedroom on Second Floor.

Exclusions: Mirror in Main Floor Powder Room.

Comfort Systems: Hot Water Gas Heat, 5 Wall Air Conditioning Units Spaced Throughout the House, Security System (Monitoring Extra)

Lot Size: 25.5 x 144 foot lot

Lot Description: PT LT 22 PLAN 895

Property Tax: \$8,156.78 (2015)

Parking: Legal Front Pad for one (1) Car
City Issued Street Permit Parking for Additional Cars

Closing Date: November 15, 2015/TBA

Virtual Tour: www.94mooreave.com

**Offered For Sale
At
\$1,695,000**

Justine Deluce, Broker

Chestnut Park Real Estate Limited, Brokerage, 1300 Yonge Street, Suite 100, Toronto, M4T 1X3

Office: 416-925-9191 Direct: 416-564-3020 Fax: 416-925-3935

Email: justinedeluce@gmail.com www.justinedeluce.com