

287 Inglewood Drive

- Moore Park -

Presented by *Janet Lindsay*, Sales Representative 416-925-9191

Features of This Property

- Prime location in Moore Park
- Two Block walk to Whitney and OLPH schools
- Striking home with prominent elevation and excellent curb appeal
- Well maintained and updated: see list of improvements below
- Very spacious bright house on a large 40' x 143' foot, sunny lot
- Principal rooms redone by noted interior designer Sarah Richardson
- Rare, full six bedrooms
- Seasonal skyline view from upper floors
- Basement excavated for extra height – windows above grade
- Beautifully landscaped front and back Gardens
- Gardens get great sunlight – not usual in this treed neighbourhood-excellent for gardening enthusiasts
- Easy access to TTC, the shops of Summerhill Avenue and the ravine
- Private drive and 2 car Garage

Improvements

- NB: 2012 updates have been made since Carson Dunlop building inspection
- Updated electricals (2012) (knob and tube removed)
- Main and second floor Halogen lighting (2012)
- Own water heater
- Roof (2009)
- Furnace (2007)
- Radiant floors in Master Bedroom Ensuite (6 year reno)
- Kolbe Windows by Ridley Windows (2007)
- Air conditioning system – central vents 2012 variable coil unit on 3rd floor cools 2nd and 3rd floors
- 200 amp service
- Newer water pressure line (when street redone)
- In-ground sprinklers

Prospective purchasers should satisfy themselves as to the accuracy of the information, including all measurements, contained in these feature sheets. This information is provided by sources we believe to be reliable, but which may not be, and which we cannot therefore guarantee. This is not a representation of Chestnut Park Real Estate Limited.

Main Level

FOYER

- Crown Moulding
- Window
- French door from separate vestibule

LIVING ROOM

- Crown Moulding
- Halogen lighting
- Bay window overlooking front garden
- Gas fireplace

DINING ROOM

- Easily seats 12 - 16
- Crown Moulding
- Halogen lighting
- French door walk-out to garden
- Built-in display cabinet

KITCHEN

- Walk-out to garden
- Built-in appliances
- Alternate staircase to lower level
- Storage closet
- Eat-in area

POWDER ROOM 2-Piece

Second Level

MASTER BEDROOM

- King size
- Crown moulding
- Two windows
- Two closets
- Built-in storage cabinetry

ENSUITE 5-Piece

- Halogen lighting
- Limestone counter with built-in vanity
- 'His' and 'Her' sinks
- Window

SECOND BEDROOM

- Twin size
- Crown moulding
- Halogen lighting
- Two windows
- Closet

THIRD BEDROOM

- Twin size
- Crown moulding
- Halogen
- Closet
- Overlooks garden

FOURTH BEDROOM/DEN/OFFICE

- Crown moulding
- Two windows
- Overlooks garden
- Built-in desk and cabinetry with t.v. alcove
- California shutters

HALL BATH 4-Piece

- Pedestal sink

Third Level

FIFTH BEDROOM/OFFICE

- Skylight
- Window
- Two closets

SIXTH BEDROOM

- Skylight
- Window
- Closet

HALL BATH 4-Piece

- Window
- Sink with built-in vanity

Lower Level

FAMILY /RECREATION ROOM

(Excavated for extra height)

- Gas fireplace with brick surround and flanked by built-in shelves
- Television nook
- Closet

LAUNDRY ROOM / STORAGE

- Walls of closets
- Double sink
- Built-in 'sewing' desk and shelves
- Understair storage

FURNACE ROOM / STORAGE

- Built-in workbench
- Large room for additional storage

POWDER ROOM 2-Piece

- Window
- Sink

Other Features and Particulars

LOT

- 40' x 143'

GARAGE

- Detached two car garage

PARKING

- 4-6 car ample parking in private drive

TAXES: \$ 11,730 (Final 2012 Taxes)

POSSESSION: 90 to 120 Days or to be arranged

Offers: For Additional Information, Offer Clauses, Inclusions and Exclusions please see MLS for Schedules 'A' and 'B'