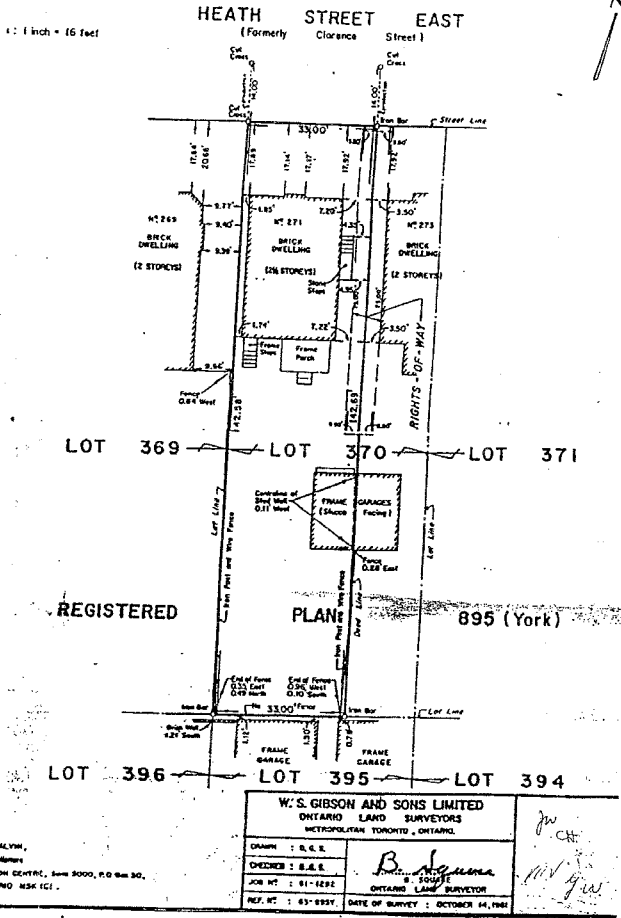


N. SHOWNING
RT OF LOT 370
REGISTERED PLAN 895 (York)
CITY OF TORONTO
MUNICIPALITY OF METROPOLITAN TORONTO

NOV 01 1986



271 Heath Street East



Chic meets traditional in this exquisitely executed 2 1/2 storey renovation in Moore Park. Set on a tranquil, South facing lot, this 3 or 4 bedroom family home is surrounded by beautiful ravines and walking trails. Close to Moore Park Tennis Club and in the Whitney School District, this home has fabulous capacity for a future addition on its gorgeous over-sized lot. A picture perfect home; move in and enjoy!

THE INFORMATION CONTAINED IN THE FACT SHEET HAS BEEN SUPPLIED TO CHESTNUT PARK REAL ESTATE LIMITED BY THE OWNER OF THE PROPERTY. CHESTNUT PARK HAS RELIED ON THE OWNER'S REPRESENTATIONS FOR THE PURPOSES OF PREPARING THE FACT SHEET.



For information please call

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Proudly presented by

Susan Glenn, Sales Representative

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

MAIN FLOOR		
Entrance		New door and leaded glass insert, Center Hall Plan, New Hardwood flooring
Living Room	22'4" x 11'9"	New Hardwood Floors, Traditional Wood Burning Fire Place (Chimney has been totally reconstructed, reinforced and re-lined, Custom Glass Fireplace screen, Cornice Molding, New Pella Windows
Dining Room	12'11" x 12'	New Hardwood Floors, New Pella Windows, Wainscoting, French Door to Back Porch
Kitchen	12'11" x 9'10"	Fully Renovated, New Hardwood Floors, Stainless steel GE Profile fridge, convection oven and stove, Maytag Dishwasher, Microwave, Granite countertops, Tumbled Marble Backsplash, Under counter Lighting, New Pella Window, Ceiling fan
SECOND FLOOR		
Master Bedroom	16'4" x 11'	New Hardwood Floors, Organized Closets, Second closet with New Barn-style door, Hunter Douglas Blinds, Walk-out to Deck, Chandelier
Ensuite	4 piece	Newly Renovated, Honed Marble shower with Rain Shower Head & Hand-held Shower, Caesar Stone Counters with 2 Sinks, Honed Marble Heated Floors with Programmable Thermostat, Sconce, Mirror, Water-saver toilet, Pot Lights
2nd Bedroom	11'10" x 11'6"	New Pella Windows, Ceiling fan/light, Contemporary Wool Broadloom, Hunter Douglas Blinds (Exclude over drapes)
3rd Bedroom	10'5" x 10'2"	New Pella Window, Ceiling Fan/light, Contemporary Wool Broadloom, Hunter Douglas Blinds (Exclude over drapes)
Main Bathroom	4 piece	Renovated with new Carrera marble heated floor, Marble counter, 6' Ginger's Cast Iron bathtub, Subway tile, Polished Nickel Fixtures, Mirror, Sconce
THIRD FLOOR		
Bedroom/Office	16'6" x 9'	Contemporary Wool Broadloom, New Pella Windows, Ceiling Fan/ light, Hunter Douglas Blinds, Track lighting, Slim-Jim Air Conditioning, Built-in Cabinets
BASEMENT		
Recreation Room	22'4" x 13'1"	Gas Fireplace, Cork Floors over Subfloor, Smooth Ceiling with Pot Lights, New Pella Windows, Wired for Surround Sound
Bathroom	3 piece	Shower Stall, Ceramic Floors
Furnace Room	14'10" x 6'10"	Closets, New TriangleTube Energy Efficient Boiler, Exclude Fridge, Hot Water Tank is rental
Laundry Room	11' x 7'1"	French-style Ceramic Tiles, New Pella Windows, Exclude Washer and Dryer
Back Yard		Charming Covered Porch, Private, Fenced & Treed South Facing Yard, Single Car Garage (New Roof November 2010), Mutual Drive with 2 Car Parking

Upgrades and Extras New Hardwood Floors, Pot Lights, New Pella Windows New Front Door with Leaded Glass Insert, New Side Door, All Blinds and Window Coverings, All Electric Light Fixtures, Custom Glass Fireplace Screen, Reconstructed, Reinforced and Relined Chimney, Stainless Steel GE Profile Refrigerator, Stainless Steel GE Profile Stove and Convection Oven, Stainless Steel GE Profile Microwave, Stainless Steel Maytag Dishwasher, Marble Backsplash Granite Countertops, Renovated Kitchen Cabinets, 2 Bathroom Mirrors, 2 Slim A/C Units, 3 Ceiling Fans, All New Mechanicals – Plumbing, Electrical & Heating, New Energy Efficient TriangleTube © Large Capacity Boiler, 3 Year Roof, Garage Roof November 2010, Security Alarm System

Exclusions Two Front Bedroom Over-drapes, Chandeliers in Living Room, Dining Room & Hallway, Washer & Dryer, Basement Refrigerator, Gas Hot Water Tank (Rented)

CARSON AND DUNLOP INSPECTION HAS BEEN PERFORMED WITH OUTSTANDING RESULTS. REPORT AVAILABLE UPON REQUEST.

LOT SIZE: 33 X 142.69' **TAXES:** \$8,064.84 FOR 2010 **POSSESSION:** 60-90 DAYS
PRICE: \$1,299,000

