



# Welcome to 87 Inglewood Drive

Welcome to this wonderful Moore Park family home. Approximately 3,000 square feet above grade, this home offers spacious and gracious principal rooms steeped in character. The master plus two bedrooms and a family washroom are offered on the second floor and on the third another two bedrooms and washroom. The lower level is finished, featuring a recreation room with kitchenette.

Conveniently located, this home is just steps away from the intersection of Yonge & St. Clair with transit, shops and restaurants. Deer Park Public School and some of Toronto's finest private schools are nearby. The ravine system is also easily accessible.

Enjoy this opportunity to move into this much loved home in one of Toronto's most beautiful sought after neighbourhoods.









# main floor

## VESTIBULE:

- Tile floor

## FOYER:

- Hardwood floor
- Wainscotting
- Crystal leaded glass window
- Beautiful central staircase
- Front hall closet

## LIVING ROOM:

- Hardwood floor
- Plaster Crown moulding
- Plaster ceiling relief
- Built-in bookshelves
- Wood-burning fireplace with marble surround
- French doors walk out to patio

## SUNROOM:

- Hardwood floor
- Bow window
- Built-in cupboards

## DINING ROOM:

- Hardwood floor
- Bay window with leaded glass
- Plaster Crown moulding  
High base boards
- Picture window

## KITCHEN:

- Laminate floor
- White shaker style cabinetry with glass display cabinets
- Stainless steel KitchenAid five burner gas cooktop
- KitchenAid stainless steel exhaust fan
- Stainless steel KitchenAid wall convection microwave
- Stainless steel KitchenAid oven

- Stainless steel KitchenAid double door fridge
- Stainless steel KitchenAid dishwasher
- Subway tile backsplash
- Stainless steel farmer's sink
- Gooseneck polished chrome faucet
- Large pantry
- Caesarstone counters
- Cupboard chalkboard
- Under cabinet lighting
- Halogen track lighting
- Walkout to deck and garden

# second floor

## MASTER BEDROOM:

- Hardwood floor
- Large picture window overlooking Inglewood Drive
- Walk-in closet

## BEDROOM/OFFICE:

- Hardwood floor
- Corner bedroom with lovely light and views
- Double closet
- Recessed halogen lighting

## BEDROOM:

- Hardwood floor
- Picture window
- Walk-in closet

## FIVE-PIECE WASHROOM:

- Marble tile floor
- Double vanity with marble counter
- Large soaker tub
- Separate glass enclosed shower with marble surround
- Polished chrome fixtures and taps
- Recessed halogen lighting

Linen Closet

# third floor

Closet

THREE-PIECE WASHROOM:

- Linoleum floor
- Pedestal sink
- Large soaker tub
- Polished chrome fixtures and taps

BEDROOM:

- Angular ceilings
- Sisal carpet
- Skylight
- Picture window

BEDROOM:

- Angular ceilings
- Sisal carpet
- Skylight
- Picture windows

# lower level

RECREATION ROOM:

- Sisal carpet
- Above grade windows
- Pot lighting
- Kitchenette: maple cabinetry, Danby black bar fridge, Danby black wine fridge

LAUNDRY ROOM:

- Stainless steel sink
- LG front loading washer and dryer
- Stainless steel laundry sink with spray faucet
- Louver doors

TWO-PIECE WASHROOM:

- Slate tile floor
- Vanity
- Recessed halogen lighting

UTILITY/STORAGE ROOM

# additional information

INCLUSIONS:

All kitchen appliances, kitchenette appliances, washer & dryer, all electrical light fixtures, and all window blinds.

EXCLUSIONS:

Dining room chandelier

LOT:

44.3 x 109 feet

TAXES:

\$10,769.23 (2019)

POSSESSION:

90 Days/TBA

NOTE:

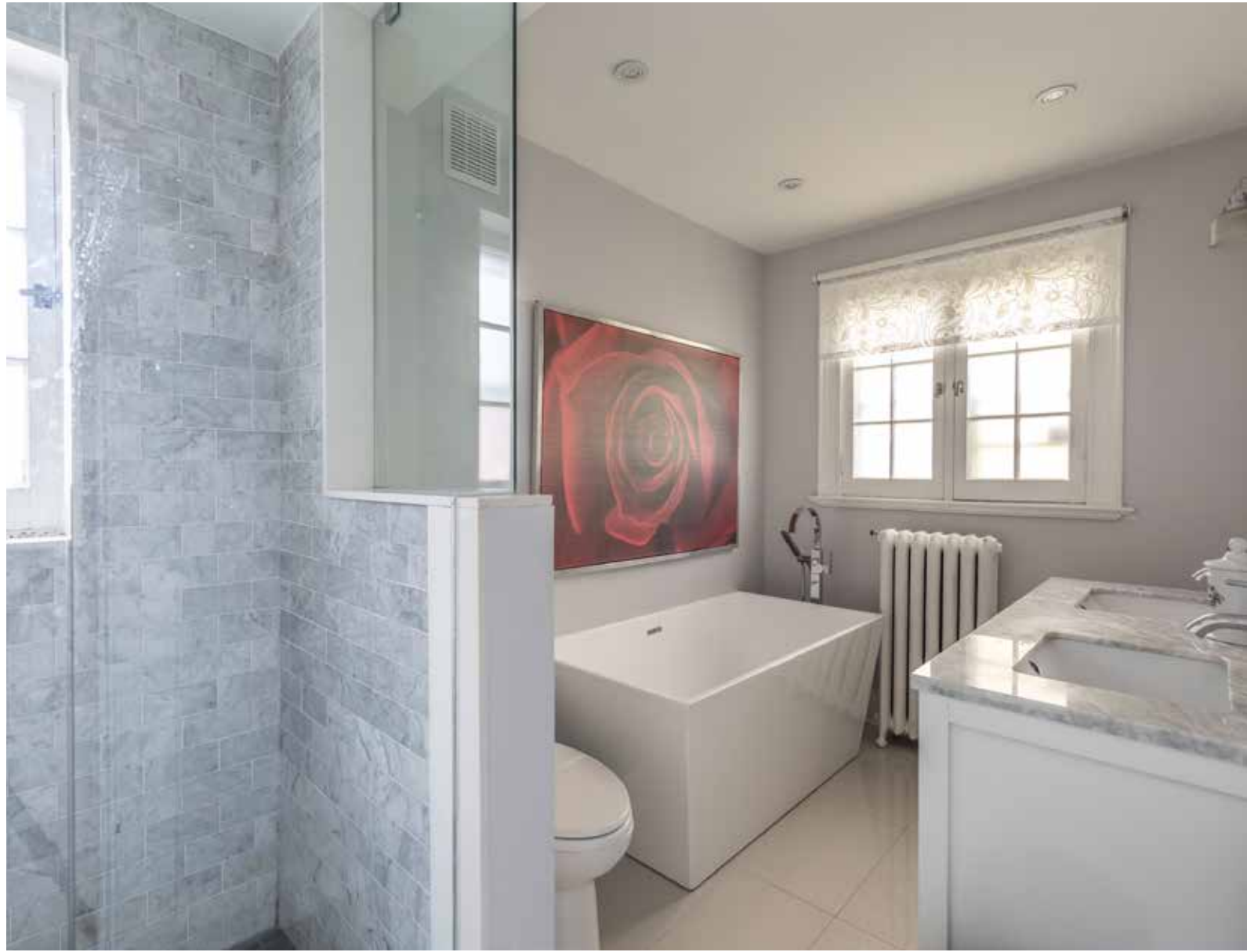
National Home Inspections inspection available through L.A.

Mutual drive with single car garage

Offered for sale at  
\$2,699,000.00



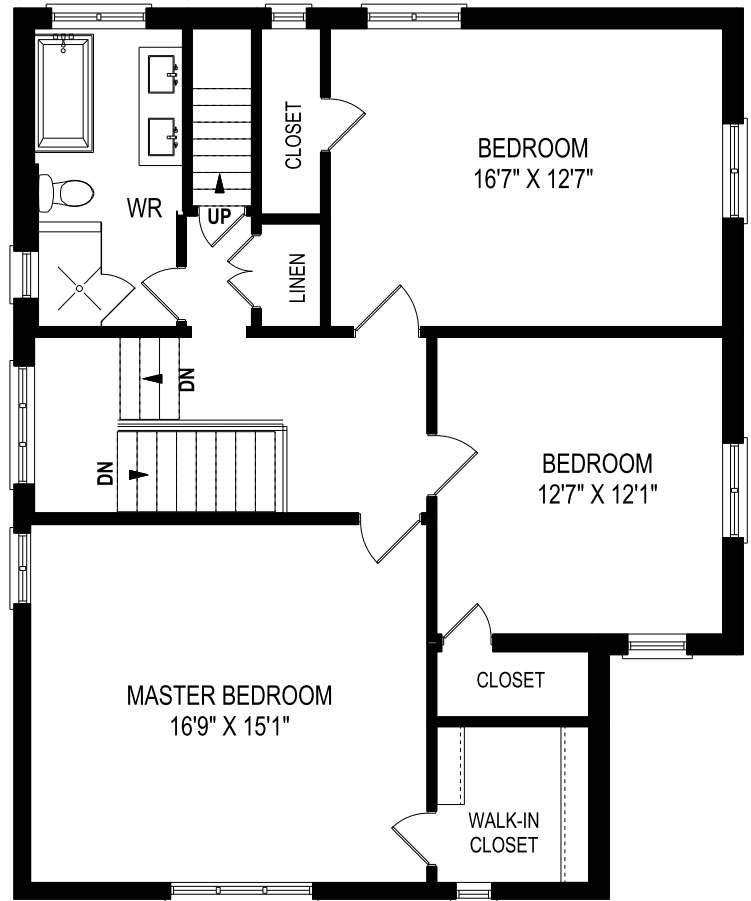
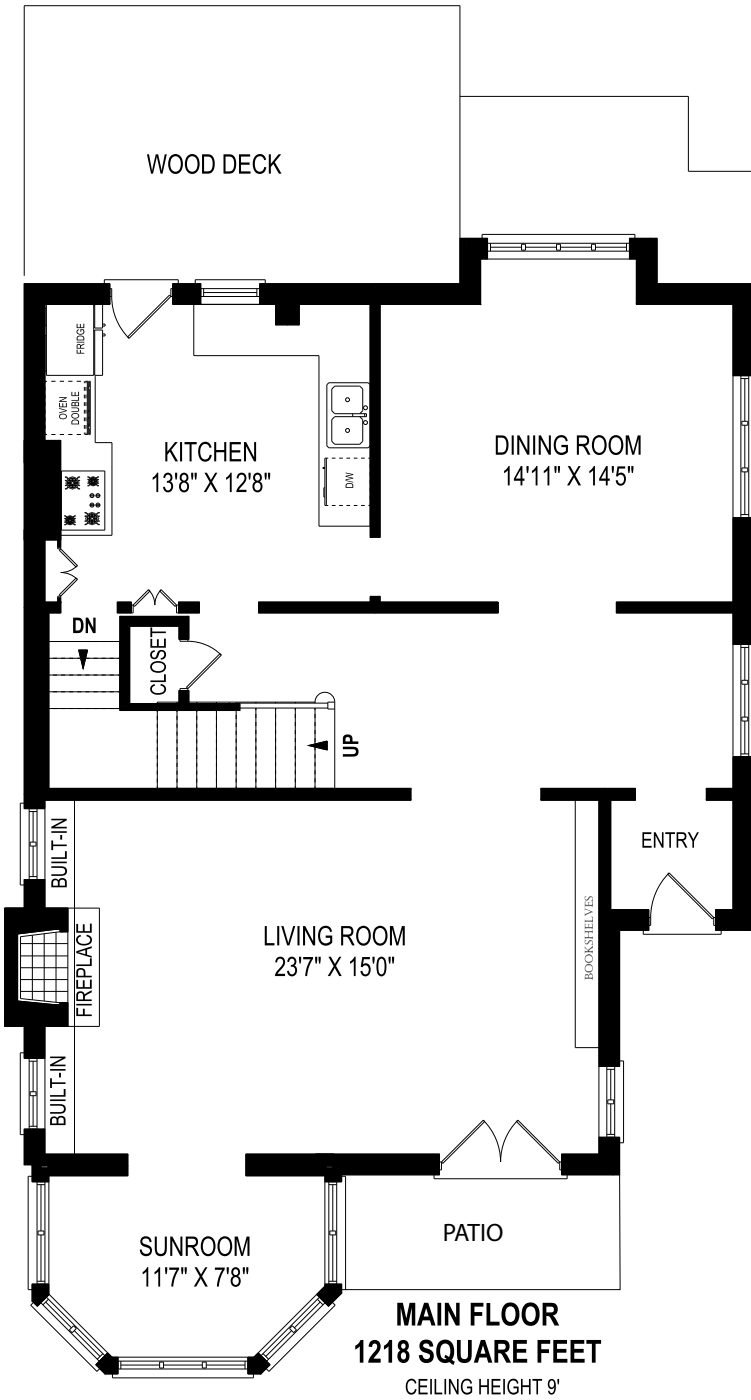






# Third Floor & Lower Level

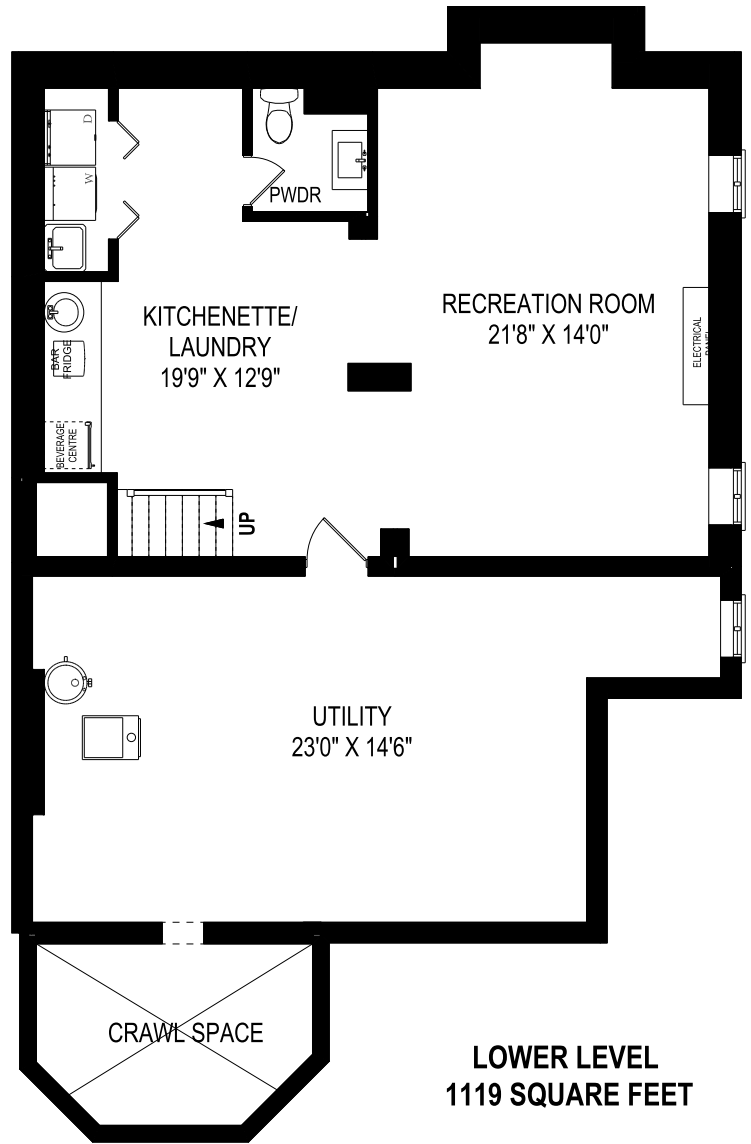




**SECOND FLOOR**  
**1103 SQUARE FEET**  
 CEILING HEIGHT 8'5"



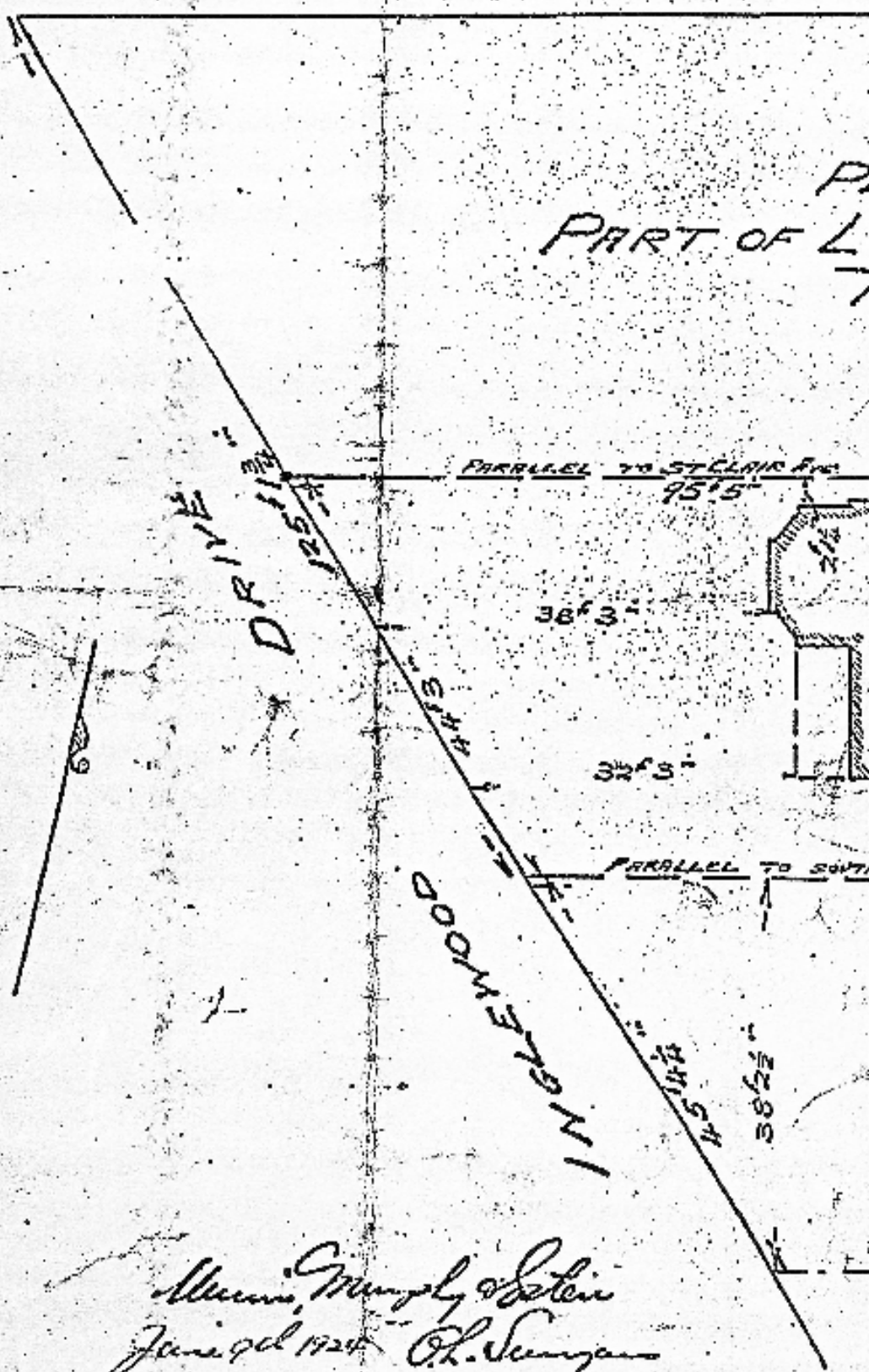
**THIRD FLOOR**  
**651 SQUARE FEET**  
 CEILING HEIGHT 7'10"



**LOWER LEVEL**  
**1119 SQUARE FEET**

ST CLAIR AVE

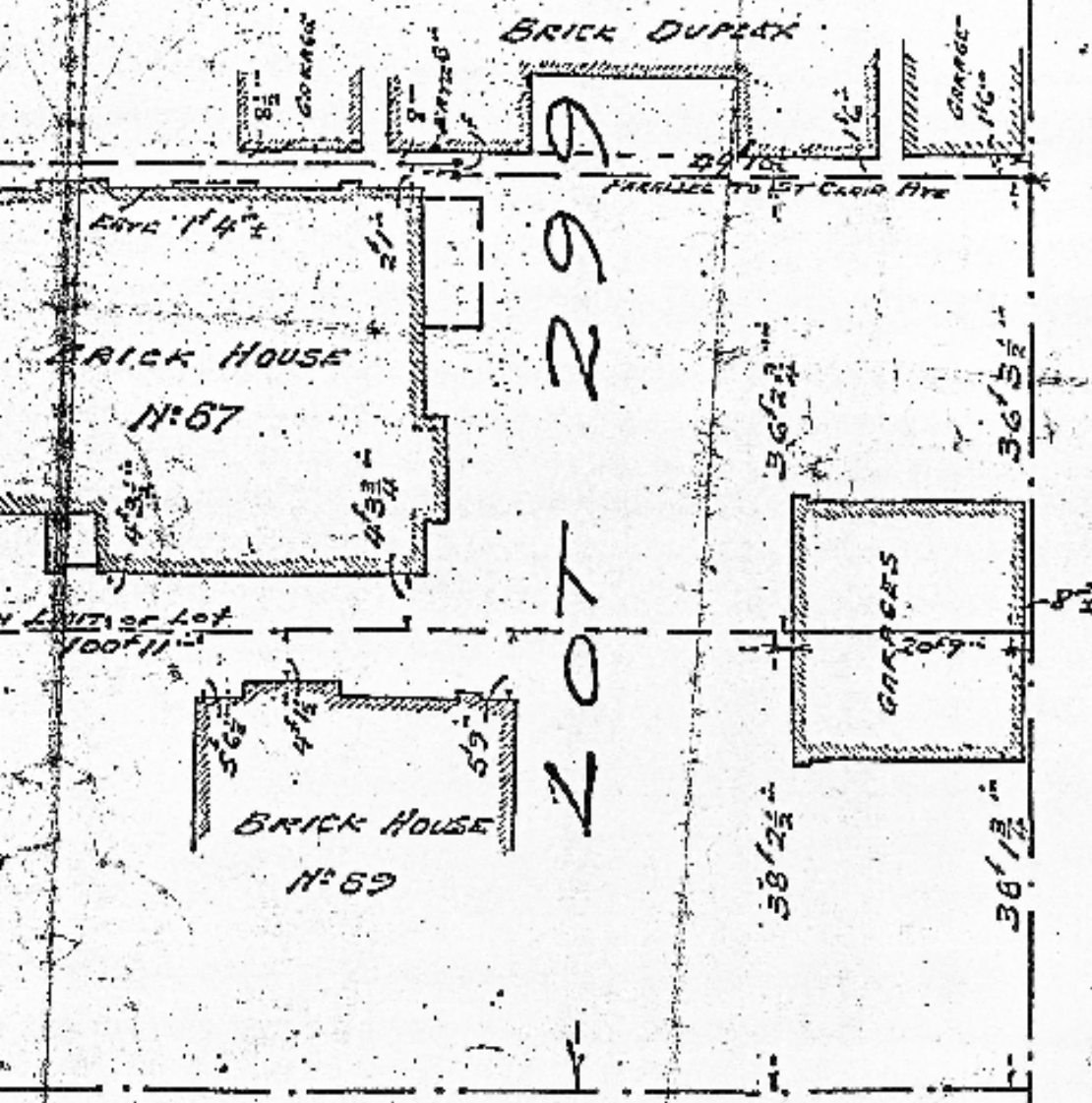
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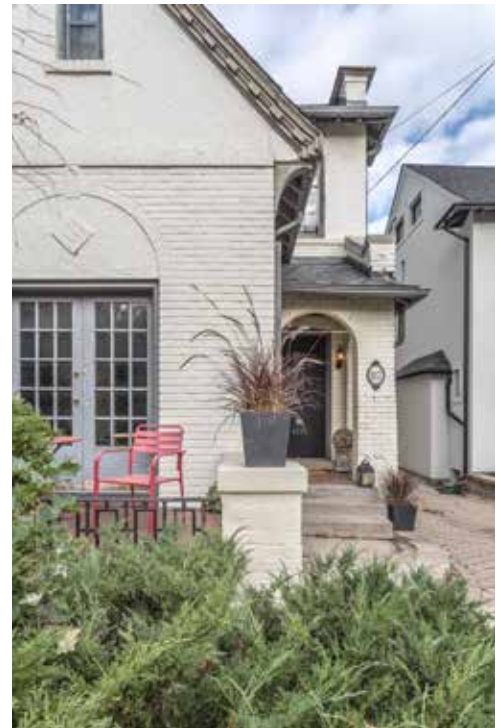


Murray Murphy & Co  
 June 9th 1924  
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**Chairman's Award Winner**

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