

Welcome to
1 Mooreshead Drive
Etobicoke

LIST PRICE	\$1,079,000
PROPERTY TAXES	3,993.82 per annum / 2022
LOT SIZE	50 x 123.35 feet (more or less)
YEAR BUILT	~ 1955
PARKING	Carport and private drive for 2+ vehicles
SQUARE FEET	~ 2200 square feet (including lower level)
BEDROOMS	3
BATHROOMS	1 x 4 piece (main) 1 x 2 piece (lower)
FAMILY ROOM	Lower level, wood burning fireplace
INCLUSIONS	Existing: Refrigerator, stove, built-in dishwasher, exhaust/light, washer and dryer, laundry sink, window coverings, electric light fixtures, broom closet where laid, garden equipment shed [in carport], alarm system [not monitored]. Existing central air conditioner, burner and equipment, oil tank, hot water tank.
POSSESSION	30 days / flex
LOCAL SCHOOLS (Buyer to confirm enrollement.)	Eatonville Junior School (GR. JK-05) 15 Rossburn Dr, Etobicoke Bloordale Middle School (GR. 06-08) 10 Toledo Rd, Etobicoke Silverthorn Collegiate Institute (GR. 09-12) 291 Mill Rd, Etobicoke St Clement (JK-8) 4319 Bloor Street West, Etobicoke Michael Power / St. Joseph High School (9-12) 105 Eringate Dr, Etobicoke
PARKS	Dennis Flynn Park West Mall Outdoor Pool & Skating Rink Broadacres Park Carsbrooke Park Centennial Park

1 Mooreshead Drive

Welcome to 1 Mooreshead Drive, a quintessential mid-century 3-bedroom bungalow on quiet family friendly tree-lined road steps to schools, parks, recreation centre, shops and public transit. Minutes to highways, Kipling Subway Station, Pearson Airport, downtown Mississauga and Toronto!

A **spacious and bright home with hardwood floors, high ceilings and picture windows**. The open living and dining rooms overlook a mature lot and beautiful yard. The eat-in kitchen is charming and bright with a window and walk-out to a private patio.

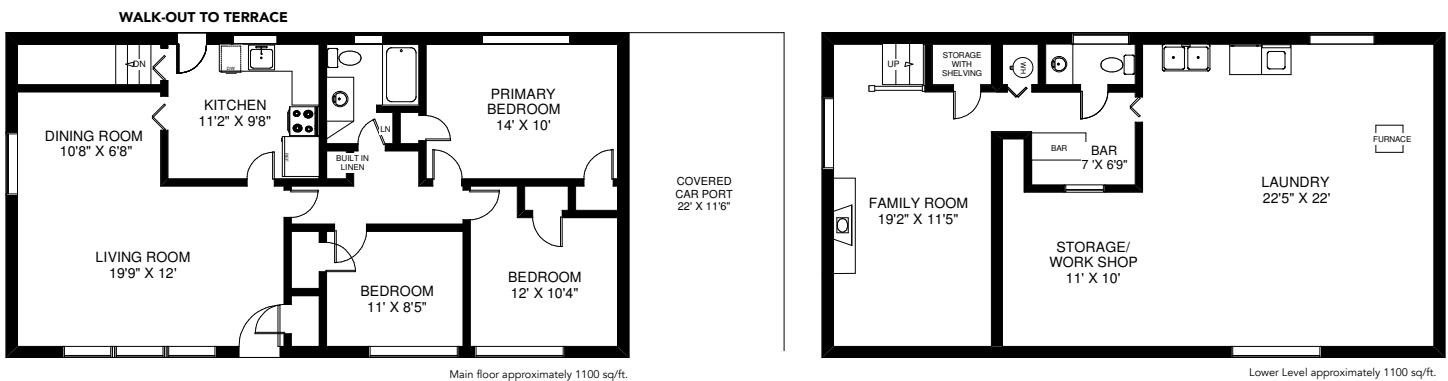
The **functional floor plan** includes a hallway that leads to three bedrooms, each with deep closets and large windows, a custom built-in linen closet and family sized bathroom.

The lower level is partially finished and offers high ceilings throughout, **charming recreation/family room with wood burning fireplace**, a bar area and powder room. Plus a large unfinished utility/work-room/storage and laundry area.

1 Mooreshead Drive is picture perfect on a mature lot with private drive for two+ vehicles, garden storage shed and carport.

Meticulously maintained by one family since 1955! Move in and enjoy as-is or remodel.

The opportunity is endless!



Note: Measurements & Calculations are approximate and provided as a guideline only.



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