



12 Harper Avenue

Presented by:



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Welcome to 12 Harper Avenue in Magnificent Moore Park!

OVERVIEW:

Situated on one of the loveliest streets in Moore Park, 12 Harper Avenue is an elegant and fully renovated, centre hall home on a gorgeous west-facing lot. This spectacular 4-bedroom, 5-bathroom family home has timeless, classic features as well as beautiful, modern upgrades and accents throughout.

Upon entry, you are greeted with the warmth and comfort of a well-loved home, infused with lots of natural light via extra large windows and many skylights. The main floor features recently refinished hardwood floors, several floor-to-ceiling windows and decorative arches, exquisite crown molding, wainscoting, two gas fireplaces, multiple built-ins, a convenient walk out to the backyard and side entrance, and so much more.

The grand family room is a sunken room (10'3" height) with wall-to-wall windows that overlook the breathtaking backyard oasis. Complete with a gas fireplace, built-in bookshelves and a powder room, this wonderful area is ideal for precious family time. Thoughtfully redesigned in 2020, the private backyard is fabulous for entertaining, relaxing in the hot tub and playing with children on the maintenance-free turf or trampoline.

The kitchen and breakfast area are delightful spaces for family and friends to convene for every day living and entertaining. There is direct access to the family room and backyard from the kitchen as well as a side entrance and coat closet.

Convenient and comfortable family living! The top two floors house 4 bedrooms and 3 bathrooms, including a large primary bedroom suite with a walk-in closet and a spacious ensuite. On the lower level is another terrific gathering space – a roomy recreation room and an office area with a built-in desk and cabinets. There is also a generously sized laundry room and an abundance of storage.

With a grand total of 3,681 sq ft of living space on all four levels, this well-cared-for home is ready for the next wonderful family to make new memories! Moore Park is a special close-knit community, and 12 Harper is ideally located on a very quiet and friendly street.

WHAT THE SELLERS LOVE ABOUT THEIR HOME:

- Standing behind the kitchen island, you're connected to the house — who's coming and going, who's talking in the living room, who's coming in from the side entrance.
- With exceptionally high ceilings, a gas fireplace, powder room and walkout to the backyard, we absolutely love our family room.
- Our backyard renovation has turned out to be a space that is thoughtful, useful, and the right amount of modern.
- In the summer, the backyard tree provides extensive shade over the patio areas. And around our backyard, huge, mature trees and hedges provide almost total privacy. (We even get massages in the backyard when it's warm!)
- The hot tub has provided hundreds of hours of screen-free family activity. It's also very efficient to run.
- This is a house of storage — built-in cabinets on the main floor and in the basement, two storage rooms in the basement, and even a walk-in closet on the top floor. Plus a shoe closet on the main floor!
- From the front door looking right, the angular intersection of Rosedale Heights and Harper with its huge old trees offers an unexpected sense of green space. (Yet downtown is only 15 minutes away!)
- By day, kids play on the street. Then, from early in the evening until well into the morning, the street and surrounding streets are so quiet.
- We have easy access to great walks — the ravine entrance at the Heath Street pedestrian bridge takes you right in and down. Mount Pleasant Cemetery is right across Moore Ave, and Bennington Heights is just over the bridge.
- The house benefits from being perched up a bit on Harper Ave. Water flows away from the house, the back-up generator also offers peace of mind.

NEIGHBOURHOOD:

- Central Toronto neighbourhood with amenities that cater to all ages.
- In the heart of the city but feels like the country with the close proximity to the Moore Park Ravine/Beltline Trail for several kms of running, walking and bicycle trails, parks and Evergreen Brick Works.
- Enjoy tennis, a relaxing walk and cherished family time with the little ones in Moorevale Park, which includes a fun playground, splash pad and more.
- Cross the bridge to Rosedale for local shopping on Summerhill Avenue and another amazing community park, Rosedale Park – with tennis, a skating rink, an enormous field and a great playground. Chorley Park is also a short stroll away for you and your dog.
- Top-rated public schools (Whitney P.S. and OLPH Catholic School), daycares and very close to most private schools in the city.
- Shopping, amenities and trendy restaurants on Bayview, Mount Pleasant and Yonge – a few minutes away.
- Easy access to St. Clair subway and Rosedale subways with bus stops in walking distance.
- 10 minutes to Sunnybrook, 15 mins to downtown and 10 mins to the DVP by car.

MAIN FLOOR (8'3")

Foyer

- Formal Entrance with Leaded Glass Sidelights
- Granite Floor
- Crown Molding
- Coat Closet
- Pot Lights

Living Room

- Floor-to-Ceiling Windows
- Gas Fireplace with Granite Surround
- French Doors with Decorative Leaded Glass, leading to the Breakfast Area
- Hardwood Floors
- Pot Lights
- Crown Molding
- Ceiling Speakers

Kitchen

- Kitchen Island with a Large Sink, Seating and Cabinets
- Built-In Cabinets/Pantry
- Caesarstone Countertops
- Tiled Backsplash
- Window
- Ceiling Speakers
- Pot Lights
- Miele Stainless Steel Dishwasher
- KitchenAid 5-Burner Gas Stove
- KitchenAid Double Oven
- LG Microwave
- Bosch Double-Door Stainless Steel Fridge/Freezer
- Hardwood Floor
- Under Cabinet Lighting

Breakfast Area

- Built-In Cabinets/Pantry and Desk
- Beverage Centre: KitchenAid Wine Fridge
- Hardwood Floor

Dining Room

- Wainscoting
- Floor-to-Ceiling Windows with Decorative Leaded Arched Design
- Hardwood Floor
- Crown Molding
- Pot Lights

Family Room

- Sunken Room – 10'3"
- Wall-to-Wall Windows – Overlooks Backyard
- Walkout to Professionally Landscaped Backyard and Hot Tub
- Powder Room
- Built-In Book Shelves
- Large Gas Fireplace – with Slate Surround
- Direct Access to Kitchen and Side Entrance
- Hardwood & Slate Floors
- Crown Molding
- Pot Lights



HARDWORKING
UNWAVERING
HONEST

SECOND FLOOR

Primary Bedroom Suite

- Large Windows with California Shutters
- Walk-In/Walk-Through Closet with Double Doors
- 3-Piece Ensuite Features: Cathedral Ceiling, Large Windows with California Shutters and Two Skylights
- Hardwood Floor
- Pot Lights and Centre Light
- Crown Molding

Bedroom 2

- Hardwood Floors
- Closet
- Window with California Shutters

Bedroom 3

- Hardwood Floors
- Closet
- Window with California Shutters

4-Piece Bathroom

THIRD FLOOR

Bedroom 4

- Vaulted Ceiling
- 3-Piece Ensuite with a Skylight
- Window with California Shutters
- Walk-In Closet
- Broadloom

LOWER LEVEL

- Recreation Room
- 4-Piece Bath with Window
- Built-In Desk and Cabinets
- Generously Sized Laundry Room with Window and Whirlpool Stainless Steel Washer and Dryer
- Abundant Storage includes Two Storage Rooms
- Furnace Room with Additional Storage

BACKYARD

- Private and Lush Backyard
- Fully Fenced and Landscaped
- Completely Redesigned in (2020): new flagstone, deluxe shed (8' X 13"), artificial turf, new plantings, irrigation, privacy screen and additional stone work to accommodate hot tub – ask me for full details!

RENOVATIONS

- Interior Painting (2025)
- Exterior Painting (2020)
- Refinished Floors and Stairs (2020)
- Installed EV Charger (2024)
- Flat Roof (2018) and Roof Repairs (2024)
- Replaced Furnace (2021)
- Completely Redesigned Backyard (2020)
- Refinished Floors on Main and 2nd Floors (2019)
- Installed Caesarstone Counters in Kitchen (2019)
- Installed Generator (2015)

Offered for your consideration at: \$4,529,000

Annual Taxes	\$16,737.76 (2024)
Legal Description	PT LT 12 PL 560E TORONTO; PT LT 13 PL 560E TORONTO AS IN CT838512 S/T & T/W CT838512; TORONTO
Parking	One Very Spacious Licensed Parking Spot on the Driveway; Mutual Driveway

THANK YOU FOR YOUR INTEREST!!

Yvonne Huh

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HARDWORKING
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PUBLIC SCHOOLS

Whitney Junior Public School (Gr. JK – 6)

119 Rosedale Heights Drive, Toronto, ON M4T 1C7

Tel: 416.393.9380

Our Lady of Perpetual Help (Gr. JK – 8)

(Catholic School)

1 ½ Garfield Avenue, Toronto, ON M4T 1E6

Tel: 416.393.5239

Deer Park Public School (Gr. JK – 8)

23 Ferndale Avenue, Toronto, ON M4P 2B4

Tel: 416.393.1550

North Toronto Collegiate Institute (Gr. 9 – 12)

17 Broadway Avenue Toronto, ON M4P 1T7

Tel: 416.393.9180

Northern Secondary School (Gr. 9 – 12)

851 Mount Pleasant Road, Toronto, ON M4P 2L5

Tel: 416.393.0270

For additional information and confirmation of school boundaries, please visit:

Toronto District School Board – www.tdsb.on.ca

Toronto Catholic District School Board – www.tcdsb.org

PRIVATE SCHOOLS

Branksome Hall (Gr. JK – 12) Girls

10 Elm Avenue, Toronto, ON M4W 1N4

Tel: 416.920.9741

Havergal College (Gr. JK – 12) Girls

1451 Avenue Road, Toronto, ON M5N 2J1

Tel: 416.483.3843

The Bishop Strachan School (Gr. JK – 12) Girls

(Catholic School)

298 Lonsdale Road, Toronto, ON M4V 1X2

Tel: 416.483.4325

St. Clement's School (Gr. 1 – 12) Girls

21 St. Clements Avenue, Toronto, Ontario M4R 1G8

Tel: 416.483.4414

Upper Canada College (Gr. SK – 12) Boys

200 Lonsdale Road, Toronto, ON M4V 1W6

Tel: 416.488.1125

Crescent School (Gr. 3 – 12) Boys

2365 Bayview Avenue, Toronto, ON M2L 1A2

Tel: 416.449.2556

Royal St. George's College (Gr. 3 – 12) Boys

120 Howland Avenue, Toronto ON M5R 3B5

Tel: 416.533.9481

The York School Co-ed

Junior School (Gr. JK – 5)

1639 Yonge Street, Toronto, Ontario M4T 2W6

Middle School (Gr. 6-8) & Senior School (Gr. 9-12)

1320 Yonge Street, Toronto, Ontario M4T 1X2

Tel: 416.926.1325

Greenwood College School (Gr. 7 - 12) Co-ed

443 Mount Pleasant Road, Toronto ON M4S 2L8

Tel: 416.482.9811

De La Salle College (Gr. 5 – 12) Co-Ed

(Catholic School)

131 Farnham Ave, Toronto, ON M4V 1H7

TEL: 416.969.8771

For additional information on private schools, please visit:
www.ourkids.net/toronto-private-schools.php#school-list

