

FEATURES & FINISHES

168 Moore Avenue represents a thoughtfully modernized Moore Park residence where **timeless architectural character** has been carefully preserved alongside extensive electrical, mechanical, plumbing, insulation, lighting, waterproofing, and interior renovation improvements. The **renovation program focused on enhancing functionality, comfort, safety, efficiency**, and long-term ownership confidence while respecting the warmth and integrity of the home's traditional floor plan.

Property Overview

- This classic Moore Park residence offers a rare combination of timeless architectural character, **refined modernization, and exceptional outdoor living** on a premium 25.65' x 144.19' deep lot framed by mature trees and established landscaping.
- The home preserves the integrity of its traditional floor plan while introducing carefully integrated contemporary upgrades throughout. Principal rooms maintain their warm proportions and inviting atmosphere, enhanced by restored **hardwood flooring, recessed lighting, updated finishes, and refined millwork details** that complement the home's original character.
- The **renovated kitchen has been reimagined with clean-lined cabinetry, stone surfaces**, updated appliances, and functional workspace, while maintaining a seamless connection to the rear entertaining deck and landscaped backyard retreat. Upstairs, generously proportioned bedrooms are filled with natural light, and the renovated washrooms feature custom vanities, updated fixtures, and elegant tile detailing.
- The **lower level has been comprehensively rebuilt to create bright, highly functional additional living space** with updated flooring, lighting, mechanical systems, and a contemporary three-piece washroom, significantly enhancing the home's versatility for recreation, office use, guests, or extended family living.
- Outside, the property unfolds into a private backyard retreat framed by mature tree canopy coverage, extensive fencing, and exceptional lot depth rarely found within the neighbourhood.
 - The **expansive rear deck provides an inviting setting for outdoor entertainment, dining, and relaxation**, while the **detached garden structure introduces a broad range of future possibilities**.
 - Although seasonal or cosmetic improvements may be considered by a future owner depending on intended use, the structure offers exceptional flexibility and potential such as a playhouse, cabana, studio, home office, wellness space, hobby room, workshop, or creative retreat within this uniquely private outdoor setting.

Behind the scenes, the property has benefited from extensive infrastructure modernization and meaningful long-term investment, resulting in a move-in-ready residence that successfully balances classic Moore Park charm with contemporary comfort and functionality.

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Electrical & Smart Home Improvements

- The home's electrical and smart-home systems have been comprehensively modernized to support safety, functionality, connectivity, and everyday convenience.
- All **legacy knob-and-tube wiring has been removed and replaced with updated electrical infrastructure**, including a modern Siemens electrical panel, upgraded service capacity, new switches, receptacles, outlets, and contemporary electrical hardware throughout the home.
- Lighting has been significantly enhanced with **recessed pot lighting across the main and lower levels, complemented by updated designer fixtures that create a bright, warm, and polished interior environment.**
- Smart-home integration includes Ecobee Premium smart thermostats serving both the main and second floors, supporting **efficient climate management and remote** accessibility.

Home Security, Smart Home Integration & Active Monitoring Systems

- 168 Moore Avenue has been thoughtfully upgraded with professionally integrated smart-home, security, and surveillance infrastructure designed to support modern connected living, remote accessibility, and enhanced residential safety.
 - The property includes **high-speed internet infrastructure and structured low-voltage wiring systems designed to support reliable smart-home connectivity, remote monitoring** capability, and commercial-grade residential networking performance.
 - The home is equipped with the **AJAX smart security ecosystem**, including mobile and web-based subscription monitoring services that allow homeowners to remotely manage, monitor, arm, disarm, and receive real-time alerts directly from compatible smartphones, tablets, and web-enabled devices. Current comparable monitoring costs are estimated at approximately \$350–\$450 annually, depending on the selected level of service and monitoring requirements.
 - Professionally installed Cat6 and PoE (Power-over-Ethernet) infrastructure supports a hardwired AI-enhanced surveillance system designed for superior reliability, image quality, bandwidth capacity, and long-term scalability compared to many conventional wireless camera systems.
 - The integrated surveillance system includes two strategically positioned perimeter-monitoring security cameras located at the front and rear porches of the home, supporting enhanced visibility, intelligent motion analytics, activity detection, remote alerts, and perimeter awareness.
 - The system incorporates a dedicated NVR (“Black Box”) recording system designed to provide secure local video storage, continuous recording capability, remote playback access, and future camera expansion flexibility.
- The integrated security framework supports active monitoring and homeowner interaction features intended to enhance both convenience and peace of mind. Monitoring and notification capabilities include:
 - **Intrusion and unauthorized entry monitoring**

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- Perimeter activity detection and surveillance alerts
- Remote mobile security notifications
- Smart thermostat and climate-system monitoring
- Fire alarm monitoring
- Smoke detection monitoring
- Carbon monoxide monitoring
- The property's smart-home infrastructure has also been designed with compatibility for integration into broader home automation ecosystems including Ecobee, Amazon Alexa, Google Home, and related voice-assistant and automation platforms.
- Together, these systems create a modern residential environment that balances security, connectivity, energy efficiency, remote accessibility, and intelligent automation — delivering the level of technological sophistication increasingly expected in premium Toronto homes.
- The result is a residence that not only preserves the timeless warmth and character of Moore Park living, but also delivers the technological infrastructure increasingly expected in modern luxury homes — balancing comfort, convenience, privacy, and peace of mind.

Heating, Cooling & Mechanical Systems

- The mechanical systems have been thoughtfully modernized to improve energy efficiency, year-round comfort, and long-term reliability while integrating seamlessly within the home's restored character.
- An NTI high-efficiency natural gas boiler provides hydronic heating throughout the residence in conjunction with the home's restored original cast iron radiators, preserving architectural character while delivering consistent radiant warmth. Updated heating distribution piping and mechanical infrastructure further improve system performance and reliability.
- Cooling is provided through a SpacePak high-velocity central air conditioning system, offering discreet and efficient climate control with minimal impact on the home's original architectural detailing and ceiling lines.
- Plumbing systems and mechanical infrastructure have also been upgraded, including domestic hot water improvements and updated PEX distribution piping integrated throughout the renovated lower level. Additional efficiency improvements include upgraded attic insulation with enhanced R60 thermal performance.

Kitchen & Main Living Areas

- The reconstructed kitchen underwent a complete down-to-the-studs renovation and was thoughtfully redesigned to provide exceptional functionality, timeless finishes, and contemporary convenience while respecting the home's traditional layout.
- The bright galley-style kitchen features custom full-height shaker cabinetry in a crisp white finish, quartz countertops, a full-height quartz backsplash, brushed nickel hardware, stainless steel appliances, and a deep undermount sink with pull-down faucet.

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- Large-format porcelain flooring, recessed LED lighting, under-cabinet illumination, and bright neutral finishes contribute to the airy and refined atmosphere. Direct rear access to the deck and backyard further enhances natural light and indoor-outdoor flow.
- The adjoining living and dining areas retain their traditional proportions and warmth while benefiting from updated lighting, restored hardwood flooring, and refreshed finishes that support both formal entertaining and comfortable everyday living.

Bathroom Renovations

- The upstairs four-piece washroom has been fully rebuilt with a sophisticated spa-inspired design featuring large-format marble-look porcelain tile, a modern soaker tub with integrated shower, brushed brass fixtures, a rainfall showerhead, heated natural light through a privacy window, and a custom wood-tone vanity with contemporary detailing.
- The lower-level three-piece washroom was completely reconstructed with a clean, modern aesthetic anchored by a frameless glass walk-in shower, subway-style wall tile, mosaic shower flooring, contemporary vanity, updated plumbing fixtures, recessed lighting, and warm wood-look flooring. Both washrooms combine refined finishes with highly functional layouts designed for modern family living.

Fireplace

- The principal living room features a restored and operational natural wood-burning fireplace that serves as a warm and authentic focal point within the home.
- The fireplace has been refreshed with a classic white mantel and surround complemented by a contrasting dark hearth and surround finish, pairing beautifully with the updated interiors while preserving the traditional architectural character of the room.
- Importantly, the **fireplace is WETT-certified for safety and compliance**, providing both functional enjoyment and enhanced lifestyle appeal.

Exterior & Site Improvements

- The exterior of the property has been thoughtfully enhanced to create a private, low-maintenance outdoor environment that complements the home's classic architecture and mature neighbourhood setting.
- Professionally landscaped gardens, mature shrubs, ornamental trees, refreshed mulch beds, and interlocking stone hardscaping contribute to strong curb appeal and a welcoming first impression.
- The property also benefits from upgraded drainage and waterproofing improvements, including exterior sealing, downspout diversion systems, and north wall waterproofing work designed to support long-term site performance and structural integrity.

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- Rear privacy fencing and gated access define the outdoor entertainment and recreation areas, while integrated exterior lighting enhances visibility, ambiance, and evening usability.
- The expansive rear deck overlooks a beautifully landscaped deep lot featuring mature canopy trees, usable green space, rear patio areas, and a detached garden structure, collectively creating a peaceful and highly private backyard retreat.

Comprehensive Renovation & Modernization Program by PSPG Group

- The residence has benefited from an extensive renovation and infrastructure improvement program coordinated through PSPG Group, reflecting a comprehensive approach to modernization, efficiency, durability, and long-term ownership confidence.
- Major improvements included full electrical modernization, replacement of legacy wiring systems, upgraded insulation performance, lower-level reconstruction, updated plumbing and mechanical systems, waterproofing improvements, structural repairs where required, upgraded lighting installations, new flooring systems, custom trim work, repainting programs, and extensive finish upgrades throughout the home.
- The lower level underwent a substantial redesign with new framing, insulation, vapour barriers, drywall systems, upgraded plumbing infrastructure, Drycore subfloor systems, luxury vinyl flooring, custom storage solutions, updated laundry and utility areas, and a newly constructed contemporary three-piece washroom.
- Additional enhancements included kitchen reconstruction, fireplace improvements, upgraded fixtures and hardware, custom shelving and closet work, modernized mechanical systems, and refined interior finish selections carefully curated to complement the home's classic architecture.

Every aspect of the renovation was approached with the intention of preserving the warmth and character of a classic Moore Park residence while delivering the comfort, safety, efficiency, and functionality expected for contemporary family living.