

Distinctive
Advisors



Moore Park - Summerhill • Toronto

168 Moore Avenue

168 Moore Avenue

3 + 1 Bedrooms • 2 Full Bathrooms • 23.5' x 144' Lot • 2 Car Parking

Welcome to 168 Moore Avenue, a beautifully reimagined residence in the heart of Moore Park, where timeless architecture meets refined, modern living. Set on a premium deep lot in one of Toronto's most coveted neighbourhoods, this home has been meticulously renovated to elevate function, comfort, and design—while thoughtfully preserving the integrity of its original floor plan.

Unlike typical open-concept conversions, the main and second floors have been carefully modernized to enhance flow, usability, and everyday living, without removing the defined spaces that provide warmth, character, and practicality. Each room has been reinterpreted with contemporary finishes, upgraded lighting, and a cohesive design language that respects the home's heritage.

Every surface has been thoughtfully refreshed, showcasing restored original hardwood alongside new flooring, refined finishes, and a full interior repaint—creating a clean, cohesive, move-in ready environment. Both bathrooms have been elegantly rebuilt back to the studs, delivering a spa-inspired experience with modern fixtures and thoughtful detailing.

Step outside to a private, tree-lined backyard retreat—rarely found in the city—featuring a large entertaining deck, lush green space, and a charming garden structure with endless potential as a cabana, studio, or children's playhouse.

This is a home where every detail has been considered—offering the perfect balance of character, craftsmanship, and modern convenience in one of Toronto's most desirable communities.

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WETT-Certified

At the heart of the living space is a fully restored and upgraded wood-burning fireplace, now WETT-certified, offering both peace of mind and the rare opportunity to enjoy an authentic wood-burning fire year-round—a true luxury in the city.





Extensively Updated

The home features extensive upgrades throughout, including all-new electrical systems with complete removal of knob-and-tube wiring, a modern lighting design with pot lights across the main and lower levels, updated fixtures on the second floor, and a comprehensive plumbing overhaul.







Lower Level Living

The fully renovated lower level extends the living space with a custom-designed bathroom, dedicated laundry area, and upgraded waterproofing beneath the rear deck—ensuring long-term durability and comfort.



Property Highlights

- Beautifully renovated home preserving original floor plan and defined living spaces
 - Restored hardwood flooring with new flooring throughout
 - WETT-certified wood-burning fireplace
 - Fully finished lower level with bathroom and laundry
 - Private, landscaped backyard with large deck
 - Garden structure (cabana/studio/playhouse potential)
 - Located on a premium deep lot in Moore Park
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Electrical

- Complete removal of knob-and-tube wiring
- Upgraded electrical panel and service
- LED/halogen pot lights (main & lower levels)
- Updated light fixtures (second floor)

Plumbing & Mechanical

- Full plumbing replacement with updated piping
- Upgraded insulation
- Enhanced basement waterproofing

Interior Finishes

- Full interior repaint
- Restored original hardwood + new flooring
- Updated trim, fixtures, and cohesive modern finishes

Bathrooms

- Two bathrooms rebuilt to the studs
- Modern, spa-inspired finishes
- Additional custom bathroom in lower level

Lower Level

- Fully renovated basement
- Dedicated laundry area
- Improved durability with waterproofing upgrades

Security & Technology

- Fully integrated security system with cameras
- Cat6 & PoE wiring + NVR setup
- Remote access and perimeter protection

More Than Just a Shed

At the back of this deep, lush property is a large 10' x 12' structure that has power running to it and could easily be insulated to be a usable space.

Make it your own — furnish it for entertaining on long summer nights or for whimsical adventures for little ones to pass the time in a world of make-believe.



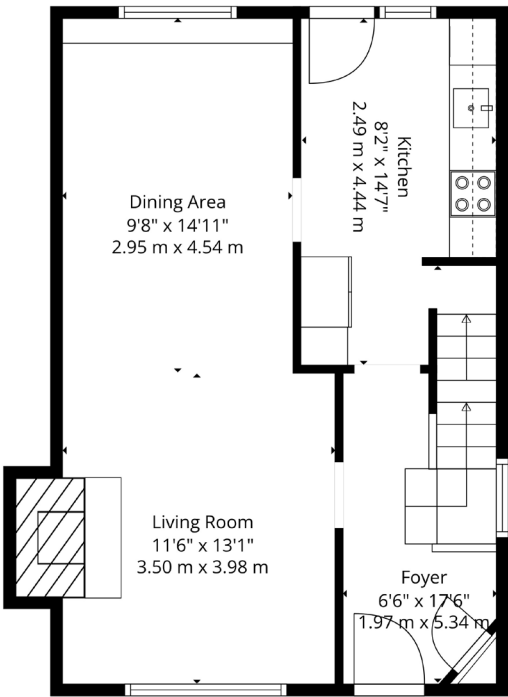
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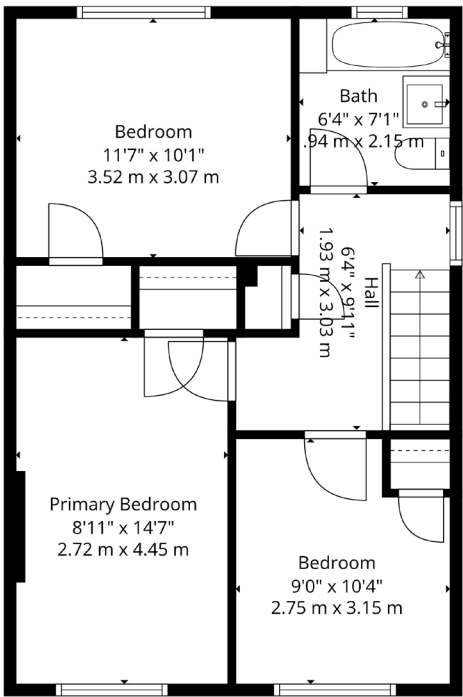
Floor Plans

1,495 sq. ft. of Living Space Including 469 sq. ft. Finished Basement

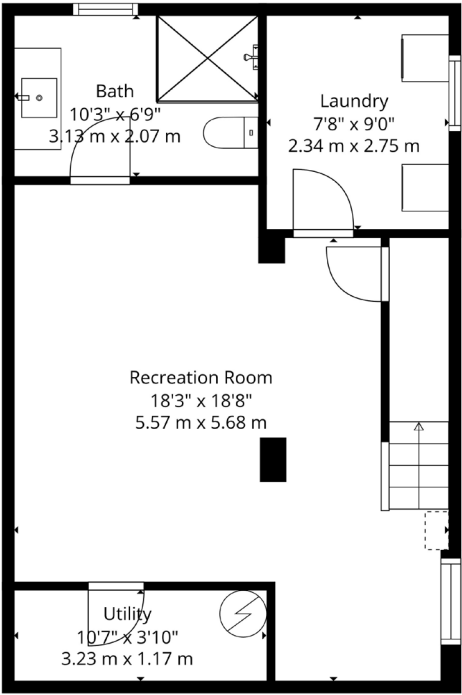
Main Floor



Second Floor



Basement



Unlock the Full Value of Your Home Before You Sell



Renovate

Targeted upgrades that maximize value – not over-improvements.



Modernize

Critical systems updated to today's standards, including electrical.



Prepare

Design, finishing and staging that elevate how your home shows.



Maximize Value

A property that buyers understand, trust and compete for.

From Renovation to Closing – We Manage Everything



We offer the following solutions to help you maximize the value of your home and prepare for the sale process, or to enjoy your home for years to come:

- Kitchen & Bathroom Upgrades
- Full Interior Renovations
- Electrical Rewiring & Panel Upgrades
- Lighting & Fixture Modernization
- Design & Finishing
- Professional Staging Coordination



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Your Real Estate Needs*



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