



33 Methuen Avenue

Lot Size	31.06' x 100'	Heating	Forced Air, Gas
Possession	30 Days/TBD	Cooling	Central Air & Ductless
Square Footage	3,060 s.f. Above Grade	Plumbing	Copper/Plastic
Taxes	\$11,323.03 (2024)	Electrical	200 AMP
Bedrooms	4+2	Roof	Asphalt Shingles
Bathrooms	3 Full, 1 Half	Driveway	Mutual
Year Built	2007	Garage	Detached
Fireplace	1, Electric	Parking	2, Front Pad & Garage*

Welcome to 33 Methuen Avenue

A fabulous and fully renovated 4+2 bedroom family home in the highly sought-after Baby Point community! This sensational and spacious 3-storey is situated on a wide 31' lot and offers inspired design and carefully curated finishes across 4,400 sq ft of living space on four levels.

A handsome double door entry welcomes you to the generous main level with soaring ceilings, beautiful hardwood flooring and an abundance of natural light. Highlights include an inviting foyer with two closets and french doors; a fantastic large living area with an electric fireplace; a separate dining area with room for family and friends and a convenient powder room with laundry. Indulge your inner chef in the stunning gourmet kitchen, complete with ample cabinetry, an oversized island with breakfast bar, quartz counters, tile backsplash, and top-of-the-line stainless steel appliances. A convenient kitchen walk-out leads to a sun-filled, south-facing backyard that's perfect for family fun, outdoor gatherings and relaxation.

The second level boasts a sumptuous primary bedroom with 4-piece ensuite with spa shower; a large walk-in closet and walk-out to private south facing deck with approval for a further expansion. There are two additional large bedrooms - one with double closets as well as a 4-piece family bath. The bright and roomy third level loft is a terrific versatile space that can be utilized for an additional bedroom, office and/or family room. The stylish and super functional lower level features high ceilings; recreation room; gym/playroom; separate bedroom; kitchen; 3-piece bathroom; laundry room, and ample storage. All accessed by a separate entrance - it is perfectly set up for use as a guest or in-law suite or a secondary apartment.

Enjoy the convenience of a legal front parking pad with EV charging and a detached garage with power. The front garden is a lush and low maintenance perennial bed and the private backyard offers a large patio and a wonderful artificial turf play area that is all set up for the kids!

You'll love this amazing location that's an easy walk to Jane subway, Baby Point Gates shops & restaurants, Lessard Park, Bloor West Village, French Immersion and the biking and walking trails of the Humber River parklands!

*garage parking possible with removal of privacy fence (responsibility of Buyer)

MAIN LEVEL

- Foyer with two double closets, tile floor, pot lights and french doors to living room
- Living room with large window, built-in electric fireplace, pot lights and hardwood floor
- Dining room with window, chandelier over dining table and hardwood floor
- Kitchen with centre island with quartz countertops and pendant lighting, french door walk out to patio, window, undermount stainless steel sink, tile backsplash, quartz countertops, pantry, pot lights, hardwood floor and stainless steel appliances: Samsung french door fridge, LG microwave, KitchenAid dishwasher, Frigidaire electric stove and Broan exhaust fan
- Powder room with vanity, vanity light, window, tile floor, toilet and laundry closet with barn door and stacked LG washer and dryer
- Ceiling height 9'

SECOND LEVEL

- Primary bedroom with double window, walk out to large balcony, walk in closet, hardwood floor, centre light fixture and three piece ensuite with double vanity, vanity light, tile floor, toilet, built-in shelves and large walk in stand up shower with double rain shower head, window, built-in niche and glass door
- Second bedroom with window, walk out to balcony, double closet, centre light fixture and hardwood floor
- Third bedroom with large window overlooking front yard, centre light fixture and hardwood floor
- Four piece bathroom with vanity, vanity light, tile floor, toilet, and bathtub with window, subway tile wall surround and handheld shower head
- Ceiling height 8'

THIRD LEVEL

- Bedroom/office L-shaped room with window, walk in closet, hardwood floor and centre light fixture
- Ceiling height 8'

LOWER LEVEL

- Recreation room with double closet, double window, pot lights and kitchenette area with double stainless steel sink, tile backsplash, cabinetry, tile floor, centre light fixture and stainless steel LG fridge and white Nutone exhaust fan
- Play room with window, centre light fixture laminate floor and walk through to bedroom
- Bedroom with double window, ceiling light fixtures and laminate floor
- Exercise room with window, ceiling light fixtures, laminate floor and covered walk up to backyard
- Three piece bathroom with vanity, vanity light, window, toilet, tile floor and wall surround and walk in standup shower with built-in wall niche
- Laundry with laundry sink, window, tile floor, closet, cabinetry and appliances: white GE washer and dryer
- Workshop/storage
- Walk-up to backyard
- Ceiling height 7'4"

EXTERIOR

- Stone and stucco exterior
- Front yard landscaped with perennials, bushes, interlocking and legal front parking pad with EV

- charging
- Fully fenced landscaped backyard with patio area, artificial turf and detached single car garage
- Mutual driveway

UPDATES & FEATURES

- Nearly the entire home renovated (spring 2023)
- Bathroom main floor and primary ensuite (2023)
- Flooring (2023)
- Central air conditioning (2023)
- Separate air conditioning unit for third floor
- Electric fireplace (2023)

Inclusions: electrical light fixtures, window coverings, separate ductless air conditioning unit for third floor, central vacuum and equipment, stacked LG washer and dryer in powder room and stainless steel appliances: Samsung french door fridge, LG microwave, KitchenAid dishwasher, Frigidaire electric stove and Broan exhaust fan, lower level white fridge, white Nutone exhaust fan and white GE washer and dryer, electric hot water tank

Rentals: forced air gas furnace and equipment (\$77+tx/mo.), central air conditioner (\$77+tx/mo.), ductless A/C (\$84.50+tx/mo.), electric car charger (59.99+tx/mo.)

Exclusions: stainless steel freezer in basement, small fridge on third floor and curtain panels in both front bedrooms on second floor

Schools: Complete list of schools with live links on babiakteam.com