



54 Rivercrest Road

Lot Size	60.0' x 156.12'N 126'S irreg	Heating	Gas boiler
Possession	30 to 60 days/flex	Cooling	Ductless A/C x 2
Square Footage	2,925 s.f. Total	Plumbing	Copper
Taxes	\$12,374.50 (2024)	Electrical	100 AMP
Bedrooms	4	Roof	Asphalt Shingles
Bathrooms	2 Full	Driveway	Private
Year Built	1945	Garage	Attached
Fireplace	Gas x 2	Parking	1-Garage, 2-3 Drive
Walk Score	87		

Welcome to 54 Rivercrest Rd

An exquisite four bedroom centre hall perfectly situated on a rare 60' x 150' ravine lot on a tranquil family-friendly street in exclusive Old Mill! The house was completely renovated by the esteemed architectural firm, Levitt Goodman, who artfully blended the traditional layout with a fabulous contemporary design. An abundance of style, space and natural light is offered on all three levels.

The main level is an entertainer's dream with its perfect layout, extra wide entry and great flow. The gracious sun-filled living room accommodates a baby grand piano, has custom window coverings, a gas fireplace and banks of windows overlooking the front and back gardens. The architect designed kitchen includes appliances and fixtures by KitchenAid, Bosch and Blanco, LED pots, pendant lighting, a large island/ breakfast bar with commercial grade stainless steel counter and sink and a walk out to an elevated deck with extraordinary west ravine views over the Humber River Valley. The sophisticated dining room is separated from the kitchen by a wall of custom built-ins and features a Herman Miller Nelson Bubble Propeller Suspension light fixture and french doors to foyer. The second level has four well-proportioned bedrooms, generous closet space, a renovated 4-piece bath and ductless AC. The finished lower level features a family room with a gas fireplace, a large 4-piece bath, laundry room and ample storage. This level is substantially at grade and has a walkout to the terrace overlooking the lush garden - a private, peaceful oasis.

The landscaped front garden is brimming with shrubs and perennials. An attached garage and wide private has parking for 2 to 3 cars. Ideally situated steps to Jane subway, Baby Point Gates and Bloor West Village and its specialty food stores, cafes, restaurants and patios. Recreational opportunities abound through the beautiful Humber River parklands & nearby Lessard Park. Highly rated area schools. Simply move in and enjoy this superb family home!

MAIN LEVEL

- Welcoming and bright foyer, oversized front door with wide fixed sidelight, large closet, LED pot lights, bamboo flooring
- Living room with gas fireplace with wood panel surround and stainless steel mantle, 2 sconces, 2 banks of large windows, crown molding, currently accommodates baby grand piano
- Custom architect designed kitchen has island/breakfast bar with commercial grade one piece stainless steel counter, sink with BLANCO faucet, two pendant lights; double sink, KitchenAid gas stove with convection oven, KitchenAid hood vented to outside, BOSCH s/s dishwasher,

Frigidaire s/s fridge, built-in Panasonic s/s microwave with s/s surround, LED pot lights, double hung windows over looking back, under cabinet lighting, porcelain tile backsplash, ductless Daikin A/C, glass panel door walk out to wooden deck

- Dining room with Herman Miller Nelson Bubble Propeller Suspension light fixture, large window, wall of built in cabinets, french doors to foyer

SECOND LEVEL

- Refinished hardwood floors, double hung windows, several Mid Century Modern Sputnik light fixtures, ductless A/C
- Primary bedroom with extra deep walk in closet, Sputnik light fixture
- Three additional bedrooms with excellent storage via wardrobes, shelving and wall units
- Bathroom, porcelain tile, vanity with quartz counter, undermount sink, TOTO toilet, bathtub with shower, low profile modern rad, LED pot lights, pendant light fixture

LOWER LEVEL

- Runner on stairs, walkout to backyard, cold room storage
- Family room has gas fireplace with tile surround & laminate mantle, LED pot lights, large window overlooking garden and separate alcove storage area
- Laundry room with sink s/s counter built-ins, Whirlpool Duet washer and dryer, closet, acoustic tile drop ceiling
- Large boiler / utility/ storage room
- Bathroom, window + vertical display window, soaker tub, large glass shower, TOTO toilet, tiled vanity with DECA sink, tiled walls, heated tile floor (runs off hot water heating system) LED pot lights & sconces
- Good ceiling height

EXTERIOR

- Wide stone entry with portico
- Landscaped front yard with mature trees, perennials, private drive for 2-3 cars and a deep, single attached garage
- Fully fenced landscaped backyard with mature trees and a covered stone patio area
- Upper wood deck with pergola and fan and stairs to lower level stone terrace.
- Stucco exterior

UPDATES & FEATURES

- Renovation by Levitt Goodman Architects (2006) including custom kitchen
- New ravine retaining wall completed with permit & ravine landscaping (2024)
- Bathrooms: Basement (2004), second floor (2007)
- Flooring: Basement (2004), second floor (2007)
- Electrical (2006)
- Plumbing (2004-2007)
- Second floor deck (2006)
- Insulated stucco exterior
- Double hung windows (2004)

- Custom window coverings

ABOUT THE NEIGHBOURS

"Our relationship with neighbours is like family, some going back to when we raised our children together, celebrating Halloween and organizing firework events. It's common to get caught up chatting on the street, and when in need, the neighbours are the first to come to each other's aid with a power tool or casserole."

Inclusions: electrical light fixtures, window coverings, ductless air conditioning unit on main and second floor, Frigidaire Gallery fridge, KitchenAid gas convection oven and exhaust hood, Bosch dishwasher, Panasonic microwave, Whirlpool washer and dryer, bedroom wardrobes and shelving unit in southwest bedroom, wall shelf in laundry room, wall unit in southeast bedroom, deck furniture, cushions, storage box and cover.

Exclusions: lucite toilet paper holder, outside fire pit, gas barbecue, gas heater on deck, white "Skarpo" outdoor Ikea armchairs, self-standing AC unit.

Rentals:

Hot water tank rental with Enercare @ \$28.87 monthly

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