



16 Halford Avenue

Key Details

Lot Size	30' ft x 120'	Heating	Forced Air Gas
Possession	August 5-20 +/-	Cooling	Central Air
Square Footage	2,170 SF Total	Plumbing	Copper & Plastic
Taxes	\$8,325.96 (2024)	Electrical	60 AMP
Bedrooms	2 + 1	Roof	Asphalt Shingles
Bathrooms	2 Full, 1 Half	Driveway	Mutual/Legal Pad
Year Built	1934	Garage	Single semi-detached
Fireplace	1 Wood-Burning, 1 Faux**	Parking	2

Home inspection on babiakteam.com

Your Dream Bungalow in Old Mill Awaits!

A rare offering of an exquisite Tudor 2+1 bedroom bungalow in the exclusive Old Mill community featuring gracious principal rooms, classic curb appeal, mint original character, tasteful updates and more!

FEATURES OF THIS HOME

- Welcoming foyer with wainscotting, leaded glass window, art deco light fixture, hardwood floors, coat closet, and french door entry into living room
- Warm & inviting living room enhanced by a cozy wood-burning fireplace with a stone surround, beautiful leaded glass windows, decorative sconces, hardwood floor, wood trim, built-in shelving, french door
- Well proportioned formal dining room with wainscotting, sconce lighting, chandelier and a large window with decorative leaded glass. The ideal space for hosting elegant dinner parties & family gatherings
- Renovated kitchen with granite counters, stainless steel appliances, pot lights, & ample storage
- Primary bedroom with sitting area; built-in double closet, west-facing & north-facing windows & luxurious four-piece ensuite bath. Ensuite bathroom features separate bathtub, glass-enclosed shower with rainfall shower head.
- Second bedroom with built-in double closet, second closet, and walk-out to backyard deck

- Main floor powder room with casement window & California shutters
- Separate entry to fully finished lower level with family room, bedroom with walk-in closet, partial in-floor heating, laundry room, & three- piece bath
- Generous 30 x 120 lot with legal pad parking, garage & garden shed
- An spacious L-shaped deck set within a beautifully landscaped garden enclosed by stone walls
- Sought-after and serene setting near the Humber River, only a short walk to the subway & Bloor West Village

This is the perfect bungalow you've been patiently waiting for!

Photo Set, Video & Floor Plans on babiakteam.com

Inclusions, Exclusions & Rentals

Inclusions: KitchenAid gas stove, LG fridge, KitchenAid dishwasher, Panasonic microwave, Samsung washing machine, GE dryer, gas furnace & equipment, central A/C & equipment, all light fixtures and window coverings, candle sconces above main floor fireplace, desk/cabinet in basement utility room and garden fountain.

Exclusions: Both vanity mirrors on main floor powder room and primary ensuite.

Rental: Hot Water Tank – Enercare \$25.55 / month + HST

Schools

Humbercrest Jr Sr Public School (French Immersion), St. Pius X Catholic Jr Sr, Runnymede Collegiate
Complete list of schools with live links on babiakteam.com