

## 73 Riverview Gardens

Lot Size	30' x 169.25' (rear 35' irreg)	Heating	Hot Water Boiler/Gas
Possession	90 Days/TBA	Cooling	Ductless A/C
Square Footage	2,640 s.f. Total	Plumbing	Copper & Plastic
Taxes	\$9,220.08 (2024)	Electrical	200 AMP
Bedrooms	3 +1	Roof	Asphalt Shingles
Bathrooms	2	Driveway	Private
Year Built	1932	Parking	2
Fireplace	1 (not in operation)		

### Welcome to 73 Riverview Gardens

A sensational and spacious 3+1 bedroom residence with private drive in the coveted Old Mill enclave! Spanning 2,640 sq ft over three levels and set on an outstanding 30 x 169.25 foot ravine lot (widening to 35' at back), this beautiful family home tastefully blends timeless original details with modern interiors and desirable updates.

The main level features an oversized living room with bay window, leaded glass feature windows and sconces flanking the fireplace, crown moulding, and French doors; adjoining airy dining room with wainscotting, two windows and architectural openings to the family room; show-stopping entertainer's custom kitchen with premium matte black appliances, abundant quartz countertops including peninsula with waterfall and seating, and walk-out to patio and back garden; bright and inviting main floor family room with picturesque backyard views.

The second floor offers three bedrooms with closets including a generous primary bedroom (formerly two tandem bedrooms) with walkout to balcony, windows on three sides, and peaceful ravine views; second oversized bedroom with space for a king bed, two closets and a seating area; third sizeable bedroom with walkout to balcony, garden views and closet; stylish four-piece family bathroom fully renovated in 2024; and hallway linen closet.

The lower level with separate entrance features a recreation room with new broadloom and two windows; a bedroom/office with built-in drawers, French door and window; laundry area with sink and tile flooring; three-piece bathroom; craft area perfect for a kitchenette with built-in cabinetry, wood countertop, fridge and deep shelving; and storage room with two double closets and office area.

Tremendous curb appeal with impressive landscaping, pillared covered porch, landscape lighting, front irrigation, and new Armour stone retaining wall, stone steps and entry. The delightful and deep back garden with ravine affords full privacy in a Muskoka-like setting. An enchanting retreat offering serene seclusion in the heart of the city!

Located on a lovely garden-filled street, just steps to the Humber River walking and cycling trails, Old Mill Tennis Club, Bloor West Village shops, cafes and restaurants, and the subway. Top local schools include St. Pius X Catholic School and Humbercrest Public School with French Immersion. Completely move-in ready and waiting for you!

## MAIN LEVEL

- Foyer with mirrored coat closet, leaded glass windows, entrance door with sidelights and wainscoting
- Living room with bay window, fireplace (not in operation) with wood mantle, crown moulding, two leaded glass windows flanking fireplace, pot lights and two wall sconces
- Chef's kitchen with farmhouse sink, ceramic tile backsplash, quartz countertops, breakfast bar, custom cabinetry, breakfast area overlooking the backyard patio with sliding glass door, plentiful casement windows, pot lights, and premium matte black appliances: GE Café fridge, GE Café dual-fuel range (with convection, cast iron griddle, double ovens and dial controls), GE Café dishwasher, GE microwave, and Aviva range hood
- Dining room with double French doors, wainscoting, double light casement window and centre light fixture
- Family room with large casement windows overlooking backyard garden
- Engineered white oak flooring throughout

## SECOND LEVEL

- Oversized primary bedroom (formerly two tandem bedrooms) with windows and light on three sides, walk-out to balcony, and double closet
- Second king bed sized bedroom with two sets of windows, two closets and a spacious sitting area
- Third bedroom with walk-out to balcony and closet
- Four piece bathroom with heated floor, vanity, vanity lights, window, bathtub with rainfall showerhead, handheld showerhead and tile wall surround
- Engineered white oak flooring throughout

## LOWER LEVEL

- Recreation room with large double closet, two windows, new broadloom, and pot lights
- Bedroom or office with window, new broadloom, built-in cabinetry, and French door
- Laundry room with double laundry sink, window, pot lights, tile floor, Maytag washer and Amana dryer
- Craft room with potential as kitchenette with built-in cabinets and shelving, wood countertop, storage area, and Premiere fridge
- Storage room with two double closets, new broadloom, and office area

## EXTERIOR

- Brick exterior
- Front yard with garden and Armour stone retaining wall, professional landscaping, landscape lighting and front irrigation
- Forested Muskoka-like backyard with patio, stone walkway, and extensive thoughtful landscaping and perennials including Japanese maple and Japanese cedar plantings.
- Garden shed 17.5' x 5' with windows, concrete walkway, space for outdoor storage and bike storage
- Gas barbeque hook up

## UPDATES & FEATURES

- Upstairs bathroom (2024)
- Front yard landscaping (2024)
- Totally custom kitchen (2019)
- Engineered white oak flooring on 1st & 2nd floors (2019)

Inclusions: Premium matte black appliances: GE Café fridge, GE Café dual-fuel range with convection, a cast iron griddle, double ovens, and dial controls, GE Café dishwasher, GE microwave, Aviva range hood, Maytag washer and Amana dryer, white Premiere fridge (lower floor), gas-fired hot water boiler, gas hot water tank (owned), all window coverings and electrical light fixtures

Exclusions: Light fixture in front bedroom, mirrors in primary bedroom, frame TV in living room, outdoor furniture, wine fridge in basement

Schools: Complete list of schools with live links on [babiakteam.com](http://babiakteam.com)