

53 Baby Point Road

Key Details

Lot Size	40 ft x 140 ft **	Heating	Gas-Fired Hot Water Boiler
Possession	30-90 Days/TBA	Plumbing	Copper
Square Footage	2,780 s.f. Total	Electrical	100 AMP Service
Taxes	\$8,039.85 (2024) **	Driveway	Wide Mutual
Bedrooms	4	Garage	Detached shared-wall garage
Bathrooms	1 Full, 1 Half	Parking	1 Garage, 1 Driveway
Year Built	1920	Fireplace	1 Wood-Burning **
Roof	Asphalt Shingles & Modified Bitumen	Membership	Baby Point Club <i>details below</i>

HOME INSPECTION & BUILDING POTENTIAL REPORT AVAILABLE at babiateam.com

Peerless Opportunity in Coveted Baby Point!

Offered for the first time in 47 years, this cherished family residence is set within the prestigious enclave of Baby Point – west of the roundabout – where tranquility, heritage, and community converge. Positioned on a generous southwest ~40' x 140' pool-sized lot, this well-maintained home showcases timeless charm with its original wood trim, arched living room window, stained glass accents, wood-burning fireplace, and splendid curb appeal. A thoughtful rear addition provides a spacious family room and convenient powder room, while the extra-wide mutual driveway leads to a detached garage with total parking for two vehicles.

With approximately 1,965 sq. ft. above grade and a total of four bedrooms, this rare offering presents exceptional building potential for those looking to create their forever home in one of Toronto's most exclusive neighbourhoods. Residents of Baby Point enjoy privileged access to the historic Baby Point Club – established in 1923 – featuring tennis courts, lawn bowling, and a character-rich clubhouse that fosters a true sense of community.

Perfectly situated near the Humber River parklands and steps to the shops, restaurants and cafés of Baby Point Gates, with easy access to the subway, Bloor West Village, Summerhill Market and Loblaws. Steeped in history and defined by its quiet elegance, Baby Point remains one of the city's most coveted addresses.

**Fireplace in as-is condition. Buyer to verify: irregular lot size, taxes, and information in building report

Home & Area Features

INTERIOR FEATURES

- Quality original features include: wood-burning fireplace**, stained glass windows, coved ceilings, crown moulding, coffered dining room ceiling, arched living room window, bay kitchen window & butler's door
- Front sunroom vestibule with window surround
- Eat-in kitchen with stone counters and under cabinet lighting
- Main level extension includes sunny family room with pocket doors, powder room, closet & walkout to backyard
- Primary bedroom with ample closets
- Full, partly finished basement with rec / office space and separate laundry room

EXTERIOR FEATURES

- Brick, stucco & siding exterior
- Southwest-facing backyard with lawn, mature trees & perennials gardens
- Interlock driveway with a detached shared-wall garage

BABY POINT CLUB INFO

- Private community club that serves as a social and recreational hub for Baby Point neighbourhood residents
- Amenities: tennis courts, lawn bowling, clubhouse
- The Baby Point Club organizes a range of family-friendly events

Building Potential Report Coles Notes**

- **Garden suite:** 1,291 sq ft build permitted over 2 storeys
- **Single family residence:** ~2,269 sq ft + basement
- **2, 3 or 4 plex:** ~8,740 sq ft + basement (3 storeys + basement)

Inclusions, Exclusions & Rentals

Inclusions: Maytag stove, Broan vent hood, Kenmore dishwasher, Maytag fridge, Kenmore washer & dryer, window coverings, electrical light fixtures (except as noted below), gas boiler & equipment, window A/C unit on 2nd floor.

Exclusions: Front hall and dining room light fixtures, boat, outdoor furniture, picnic table & bbq.

Rental: Hot Water Tank (~\$24.50 / month)

Schools

Humbercrest PS with French Immersion, St Pius X Catholic School.

Complete list of schools with live links on babiakteam.com

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