



62 Humber Trail

Lot Size	32' x 95'	Heating	Gas-fired hot-water boiler & Hot water radiant floor heating in basement.
Possession	60-90 Days	Cooling	Ductless A/C (Main) & Attic Air (2nd Floor)
Square Footage	2,965 s.f. Total	Plumbing	Copper & Plastic
Taxes	\$8,933.96 (2024)	Electrical	100 AMP Service
Bedrooms	3+1	Roof	Asphalt Shingles
Bathrooms	2 - Full, 1 - Half	Driveway	Wide Mutual
Year Built	1925	Garage	Wide Detached
Fireplace	1 - Wood, 2 - Gas	Parking	1 - Garage

Welcome to 62 Humber Trail.

Beautifully renovated 3+1 bedroom, 3-bath Craftsman-style home offering 2,965 sq ft of meticulously designed living space across three levels. Located on a serene, family-friendly street known for its annual street parties, this residence combines timeless charm with thoughtful modern upgrades throughout. Gorgeous curb appeal and a welcoming front porch set the stage for this warm, character-filled home. Inside, a spacious foyer leads to the charming dining room with a cozy wood-burning fireplace. The sensational chef's kitchen features high-end appliances, a large island with breakfast bar and ample storage with custom built-ins. The adjoining family room offers a gas fireplace and a walk-out to a generous west-facing deck and landscaped backyard. Other main floor highlights include a convenient main floor powder room, beamed ceilings, wood floors, pot lighting and built-in speakers. The professionally landscaped backyard oasis complete with a tranquil water fountain, vibrant perennials & watering system offers the perfect retreat for outdoor living and entertaining. Upstairs, the primary bedroom boasts soaring vaulted ceilings, exposed beams & large windows that bathe the room in natural light. A generously sized double closet provides ample storage. Two additional spacious bedrooms have hardwood floors and generous closet space. The newly renovated second floor bathroom completes this level. The fully finished lower level offers a separate side entrance, high ceilings and radiant in-floor heating. A built-in office nook and a cozy recreation room with a gas fireplace create versatile living space. Additional features include a spacious bedroom, an updated 3-piece bathroom and a separate laundry room with ample counter space, a sink and plenty of storage.

Further highlights include a new roof (2024), an automatic garage door system and a wide mutual drive and a detached garage. Superbly located just steps from Bloor West Village shops, the subway, parks and Baby Point Gates. The desirable school catchment includes Humbercrest P.S. (with French Immersion) and St. Pius X. Recreational opportunities are abundant, with access to the picturesque Humber River parklands and trails. This move-in-ready home is a true gem!

MAIN LEVEL

- Foyer with two coat closets, ceiling light fixture, pot lights, double stained glass window and slate flooring.
- Living room/dining room with wood fireplace insert, three-light window overlooking front porch, ceiling light fixture, stained glass window, built-in speakers, pot lights and crown moulding.

- Kitchen with built-in pantry, island with breakfast bar, breakfast drawer, stainless steel sink, gooseneck faucet and two Jenn Air fridge drawers, window, glass tile backsplash, glass door walk-out to deck with roller blinds, ductless A/C, built-in speakers, leather granite countertop, exposed wood beams, pot lights, under cabinet lighting, stainless steel barn sink, gooseneck faucet, three pendant light fixtures, crown moulding and stainless steel appliances: Jenn Air fridge, Jenn Air gas stove, Jenn Air built-in steam oven, Jenn Air built-in convection oven, Jenn Air warming drawer, Miele dishwasher, Panasonic microwave, and exhaust hood vented to exterior.
- Family room with gas fireplace with floor to ceiling stone panel and Hemlock wood mantle, large window overlooking backyard with roller blinds, exposed Hemlock wood beams, stained glass window, pot lights and built-in speakers.
- Powder room with glass block window, vanity, wall sconce, toilet and slate floor.
- Hemlock reclaimed wood flooring throughout.

SECOND LEVEL

- Primary bedroom with low storage closet, three-light window overlooking backyard, double door walk-in closet with built-in shelving and 13' cathedral ceiling with beams.
- Second bedroom with closet, two low storage closets, large two-light window and ceiling light fixture.
- Third bedroom with closet and three-light casement window.
- Fully renovated four piece bathroom with glass block window, double hung vanity, open shelving, heated towel rack, bathtub with rainfall showerhead, handheld showerhead and tile surround, tile floor and pot lights.
- Hardwood flooring throughout.

LOWER LEVEL

- Recreation room with wall to wall built-in shelving, gas fireplace with stone surround, pot lights, storage closet, marble floor and two windows.
- Bedroom with two windows, double closet with sliding doors and closet.
- Office with built-in desk and cabinets, pocket doors, pot lights, under cabinet lighting, tile floor and shelving.
- Laundry room with GE washer and GE dryer with steam cycle, stainless steel laundry sink, large closet and glass block window.
- Storage room with shelving and wine storage closet with built-in racks.
- Three piece bathroom with shower, vanity, glass block window, pot lights and toilet.
- Heated floors throughout.

EXTERIOR

- Brick and cedar shingle exterior.
- Landscaped front yard with open Credit Valley flagstone porch, garden beds and shrubs.
- Detached garage with automatic garage door system with remote control.
- Fully fenced landscaped backyard with automatic programmable watering system, Cedar deck, Credit Valley flagstone, garden beds & shrubs, pergola and water fountain.

UPDATES & FEATURES

- Main bathroom (2025)
- Wood-burning fireplace WETT Inspected (2025)
- Automatic garage door system (2024)
- Roof (2024)
- Ductless A/C Unit (2020)
- Kitchen (2015)
- Main floors (2015)
- Main floor built-in ceiling speakers
- Central Vacuum
- Two zone radiant floor heating in the basement
- Exterior roller blind (backyard glass door)
- Backyard water fountain
- Backyard Irrigation System

Inclusions: Stainless steel appliances: Jenn Air fridge, Jenn Air gas stove, Jenn Air built-in steam oven, Jenn Air built-in convection oven, Jenn Air warming drawer, Miele dishwasher, Panasonic microwave, and exhaust hood, GE washer and GE dryer with steam cycle (2024), central vacuum, hot water tank, gas furnace, built-in speakers in main floor, ductless A/C, front door and backdoor in invisible rolling screen doors, storage room shelving, all electrical light fixtures and existing window coverings.

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