



## 122 Colbeck Street

### Key Details

Lot Size	30' x 114'	Heating	Forced Air Gas
Possession	60 Days	Cooling	Central Air
Square Footage	2,490 SF Total	Plumbing	Copper & Plastic
Taxes	\$7,623.82 (2025)	Electrical	100 AMP Service
Bedrooms	3 + 1	Roof	Asphalt Shingles
Bathrooms	2 Full, 1 Half	Driveway	Mutual
Year Built	1920	Garage	Detached, Single
Fireplace	Gas	Parking	2

**HOME INSPECTION AVAILABLE UPON REQUEST**

### Welcome to 122 Colbeck Street

A wonderful opportunity to own a charming, picture-perfect home in the heart of Bloor West Village. Nestled on an extra-wide 30-foot lot, this beautifully maintained 1½-storey residence boasts gorgeous curb appeal and a spacious, inviting front porch. With over 2,400 sq.ft. of finished living space spread across three levels, this home effortlessly balances comfort and versatility.

Step inside to a character-filled interior where 9-foot ceilings, hardwood floors and a gas fireplace enhance the open-concept living and dining area, creating a warm and inviting atmosphere. The well-appointed kitchen overlooks the backyard and provides easy access to outdoor space. The main floor also features two bedrooms and/or office spaces, along with a full family bath, providing flexible living arrangements to suit your needs.

Upstairs is a private retreat featuring a primary bedroom with a convenient two-piece ensuite, a well-sized nursery with views of the backyard and an additional den and separate office nook, presenting multiple options to work from home or pursue other creative hobbies.

The separate side entrance leads to a fully finished lower level complete with its own kitchen, large recreation room, bedroom and full bath offering excellent flexibility for guests or potential income. Outside, enjoy a beautiful backyard oasis with a detached garage and one parking spot, providing privacy and convenience.

Buyer to verify taxes.

Numerous smart upgrades have been completed throughout the home, enhancing both its efficiency and aesthetic appeal. From mechanical improvements to stylish interior updates, every detail has been addressed with care and quality in mind.

Premium location! Just steps to Bloor West cafes, restaurants and shopping, Runnymede & Jane subway stations, Humber River parklands, Beresford Park and Runnymede library. Walk to top tier schools: Runnymede PS with French Immersion, St Pius X and Humberside Collegiate. This move-in-ready home is a true gem!

### **Main Level**

- Mud room/ enclosed porch with wall to wall windows
- Living room with large window overlooking front yard, gas fireplace, double window, crown moulding, centre light fixture, hardwood floor and open to dining room
- Dining room with pendant light fixture, crown moulding, two windows and hardwood floor
- Kitchen with double stainless steel sink, tile backsplash, window overlooking backyard, wall to wall built in cabinetry and open shelves, tile floor and appliances: white Frigidaire electric stove, white Broan-NuTone hood fan, stainless steel KitchenAid dishwasher, stainless steel microwave and white Maytag fridge
- Bedroom with double window, centre light fixture and hardwood floor
- Bedroom/office with closet, window, centre light fixture and hardwood floor
- Four piece bathroom with vanity, vanity light, tile backsplash and wall surround, freestanding bathtub, toilet, pot light, hardwood floor and window
- Ceiling height 9'

### **Second Level**

- Primary bedroom with interior window, two centre light fixtures, hardwood floor, two piece ensuite with vanity, vanity light and toilet and walk through to nursery
- Nursery with surround windows overlooking backyard
- Den with built in shelving, and walk through to office with wall-to-wall windows overlooking the frontyard
- Attic storage throughout
- Ceiling height 8'

### **Lower Level**

- Living/dining/recreation room combined with window, pot lights, closet and broadloom
- Kitchen with stainless steel sink, window, centre light fixture, tile floor and appliances: white General electric stove, white Maytag fridge

- Bedroom with broadloom
- Three piece bathroom with vanity, vanity light, window, walk in stand up shower and toilet
- Laundry with tile floor, front loading LG washer and dryer and centre light fixture

## Updates & Features

### UPDATES & INTERIOR FEATURES

- New range hood in main floor kitchen (2025)
- Broadloom replacement (2025)
- Trisol linen cordless roller blinds (2024) Motorized with remote control in front living room and nursery off primary bedroom
- Main level bathroom tub reglaze and new vanity (2024)
- Central A/C (2024)
- Gas fireplace serviced and cleaned by licensed tech (2024)
- Added 2 GFCI outlets to kitchen (2024)
- Recapping of main floor stairs (2023)
- Fence in backyard (2022)
- Second level professionally painted (2021)
- Spray Foam insulation in knee walls (2021)
- R60+ Canadian made Climatizer Plus blown-in Cellulose insulation in main attic. (Including full disinfection of empty attic space with Benefect Botanical disinfectant/deodorizer and Full inspection of empty attic space and in knee walls for animal damages/defects before new insulation added). (2021)
- Replaced 3 main floor leaded glass windows with energy efficient windows (2021)
- Replacement of back exterior stairs (2021)
- Deadwooding of large Oak tree in backyard off kitchen; removal of four trees in backyard and between garage (2020)
- House and garage roof replaced (2019)
- Upgraded water supply (2018)
- Replacement of front porch decking, stairs and railing (2018)
- Lower Level: large Egress window and ladder; fire-rated doors; electrical panel and water meter access properly covered; interconnected Nest smoke and CO monitors installed; fire-rated drywall ceiling in furnace room and hot water tank closet (2018)

### EXTERIOR FEATURES

- Front yard with lawn, mature trees and enclosed front porch
- Mutual drive with one parking space and single car detached garage
- Wood fenced backyard with lawn, shrubs and perennials, interlocked patio area and raised flower beds

**FULL PHOTO SET, VIDEO & FLOOR PLANS AVAILABLE!**

## Inclusions, Exclusions & Rentals

**Inclusions:** Electrical light fixtures (except those mentioned in exclusions), existing window coverings, forced air gas furnace, central AC and equipment, 2 Ring cameras (basement door, kitchen door) and Ring video doorbell, and appliances: white Frigidaire electric stove, white Broan-NuTone hood fan, stainless steel KitchenAid dishwasher, stainless steel Salton microwave and white Maytag fridge and lower level white General electric stove and white Maytag fridge

**Exclusions:** Wall mounted television and mounts, light fixture in the main level dining room and BBQs

**Rental:** Hot Water Tank - \$44.58 per month ( including HST)

## Schools

Runnymede PS with French Immersion, St Pius X and Humberside Collegiate. Complete list of schools with live links on [babiakteam.com](http://babiakteam.com)