

82 Humberview Road

Lot Size	70'FRx73'Wx82'Nx116'E irreg	Heating	Forced Air/Gas
Possession	30 - 60 Days/TBA	Cooling	Central Air
Square Footage	5,525 Total	Plumbing	Copper
Taxes	\$22,200.32 (2025)	Electrical	200 AMP
Bedrooms	4	Driveway	Private
Bathrooms	3 - Full, 2 - Half	Garage	Attached
Year Built	1947	Parking	1 - Garage, 2 Driveway
Fireplaces	4 Gas & 1 Wood-Burning	Roof	Asphalt Shingles

Home inspection report available at babiateam.com

Welcome to 82 Humberview Road

A glorious three-storey Georgian centre hall residence in prestigious Old Mill, featuring four spacious bedrooms, five luxurious baths, and an air of timeless elegance paired with superior craftsmanship. This Richard Wengle designed renovation has over 5,500 square feet of total living space across four levels, boasting custom details and quality materials throughout. Set above the Humber River on a picturesque low-traffic street, this outstanding home is located in an extraordinary and serene setting.

Interior details of note include stately principal rooms, graceful fireplaces on every level (five in total), custom plaster crown moulding throughout, extensive custom millwork, luxuriously heavy solid core doors, layered lighting inside and out, and the list goes on. Very special attention has been given to windows and light in this home, bringing the outside in with an abundance of peaceful tree, garden and pool views, and natural light everywhere.

The main level provides plentiful space for gathering and entertaining with its chef's kitchen, expansive living room with fireplace, grand formal dining room with fireplace and two sets of French doors with Juliette balconies, cheerful south-facing breakfast room, mud room with heated floors, and 3-piece bath with dog wash. The centre hall plan provides for wonderful flow while the bespoke architectural details elevate the space – the perfect blend of easy elegance, livability, and superb finishes.

All four bedrooms on the second level are spacious and bright, with windows on multiple sides. The divine primary bedroom retreat includes three cedar lined closets (one walk-in), a 4-piece

ensuite, gas fireplace, recessed ceiling, two sets of French doors with Juliette balconies, and a walkout to the south-facing upper level deck.

For activities, the third floor offers a family room with fireplace and built-in TV with millwork, a separate exercise area with reinforced floor for equipment, a 4-piece bath, and custom cabinetry with ample storage. The activities continue in the lower level with its distinguished billiard room with custom oak bar and walk-up to the pool, exquisite wine cellar with custom wood and stone details, recreation room with gas fireplace, and oversized laundry room with custom storage.

Enjoy outdoor entertaining at its finest in the private backyard oasis which encompasses a pristine saltwater pool and spa, immaculate lush gardens and trees, a patio for al fresco poolside dining, and charming pool house. The epitome of cottaging in the city!

With room for the entire family to spread out, entertain and relax in a most exceptional and carefully planned residence, this opportunity is not to be missed.

Interior

- Impeccably designed by Richard Wengle
- Home was completely renovated from top to bottom in 2004/2005 including all mechanicals, electrical and plumbing
- Custom kitchen with wood cabinetry with exterior hinges, high-end appliances, granite counters, and plentiful windows with garden and pool views
- Custom plaster crown moldings throughout home on all four levels
- Custom cabinetry with extra storage
- Granite countertops and fireplace surrounds (with marble countertops in primary and 3rd floor bathrooms)
- Marble tiles in all above-grade washrooms, laundry room, and mud room
- Radiant hot water in-floor heating in all above grade tiled areas including mud room and all four above grade bathrooms
- Hardwood solid red oak floors on three upper levels
- Engineered hardwood floor (Mirage) in recreational areas of lower level
- Expansive billiard room with above grade windows, walkup to backyard, and handsome custom oak bar with granite counter, sink, bar fridge, and built-in drawer Fisher Paykel dishwasher
- Below ground custom wine cellar with custom cabinetry and racking for over 260 bottles, display shelving, ample built-in storage matching bar cabinetry, and granite countertops
- Wired home audio system (Niles), in-ceiling speakers, and room by room controls
- Central Vac with 4 kick sweeps throughout home and multiple hoses
- 5 Fireplaces – 1 wood-burning, 1 gas log insert, 3 gas

- All exterior doors fitted with multi-point locks (except front door – mortise lockset)
- Premium solid core interior doors & nickel
- 3rd floor chandelier fitted with a motorized Aladdin Light Lift system to facilitate cleaning
- Laundry chute (access on all floors)
- Layered lighting in every room
- Unique open 3rd floor layout with entertainment and recreation areas
- Reinforced floor under 3rd floor recreation area to accommodate exercise equipment
- Three cedar lined closets (one walk-in and two double doored) in primary bedroom

Exterior

- Expertly landscaped lawns and gardens - front, back and side of house
- Wide private driveway with exposed aggregate patterned concrete
- Stamped concrete patio and pool surround
- Spacious upper level balcony with composite decking, iron railings, 240 volt wiring and reinforced floor for hot tub potential
- Custom pool house with changing area, plentiful storage space for pool toys, and separate pool mechanical room
- Walkout basement to backyard with custom iron railing
- Automatic garage door opener
- Layered lighting including pot lights in soffits and multiple sconces
- Automatic watering system
- Extensive exterior electrical outlets (including in soffits) for holiday lighting and decorations

Swimming Pool and Spa (Salt Water)

- Vinyl liner – new July 2025
- Custom spa cover – new July 2025
- Variable colour pool light – New July 2025
- Spa jet pump – August 2024
- Salt cell – June 2024
- Main pump – 2022
- Pentair pool cleaner – 2020
- Custom winter safety covers
- Auto fill
- *See construction and maintenance letter from Solda Pools (July 2025)*

Features & Upgrades

- Custom wooden backyard fence – 2024
- Doors – new in 2022 all exterior French doors, second floor deck, and basement access doors – Renewal by Andersen
- Windows – new in 2020 – Renewal by Andersen – (except 3rd floor crank windows – vinyl installed approx. 2015)
- NTI Trinity high efficiency boiler 2018
- 1 of 2 air handlers replaced in 2020 (Ecosmart)
- 2 air conditioner units replaced in 2013
- Miele – washer new in 2024 (5 yr extended warranty)
- Miele dishwasher new in 2022 (10 yr extended warranty)
- Cyclovac (new motor 2019)
- Custom pool house – new roof in 2022, new exterior composite cladding in 2023
- Asphalt shingle roof – installed in 2004 – tuned up (hips and valleys) in 2022
- Primary shower renovated in 2017
- Guest shower door – 2021 (Doors & More)
- Security/Alarm System – Monitored (Telus/ADT) – Upgraded in April 2025

Residents of this neighbourhood can enjoy membership to the Baby Point Club, a social and athletic club. With its tennis courts, lawn bowling and character-rich clubhouse, it fosters a vibrant sense of community for members of all ages. <https://babypointclub.ca/>

Inclusions & Exclusions

Inclusions:

- All appliances: Built-in GE Monogram fridge, built-in stainless steel Dacor oven with warming drawer, built-in stainless steel Dacor microwave, stainless steel Dacor gas stove, Miele dishwasher, Vent-A-Hood exhaust hood, Miele washer & dryer, Marvel drink fridge in bar, and built-in drawer Fisher Paykel dishwasher in bar
- Pool table, cover and equipment
- Large custom wood armoire in green guest bedroom
- Large concrete corner fountain in backyard
- Flower planter on second floor deck
- Mounted televisions
- Niles audio equipment
- Salt water pool equipment
- All electrical light fixtures
- Central vacuum and equipment (including two hoses)
- NTI Trinity boiler, indirect hot water tank, two air handlers, and two air conditioning systems
- Firewood in the garage

Exclusions:

- Armoire at front entrance
- Primary bathroom towel cabinet
- Smaller rectangular fountain
- Concrete bird bath
- All planter pots, in ground lantern holders, and on fence planter hangers
- Iron trellis at bottom of exterior stairs
- All exterior furniture
- Barbeque
- Propane patio heater
- Small mailbox by back door
- All window coverings

School Catchment Area

A complete list of schools with live links can be found on babiakteam.com