



90 Humberview Road

Key Details

Lot Size	80' x 96' irregular	Heating	Electric baseboard
Possession	30 - 60 days	Cooling	Ductless A/C
Square Footage	2,880 SF Total	Plumbing	Copper & Plastic
Taxes	\$12,344.40 (2025)	Electrical	100 AMP Service
Bedrooms	3	Roof	Shingles & Flat Roof 2012
Bathrooms	2 Half, 1 Full	Driveway	Private Double
Year Built	1973	Garage	Double Built-In
Fireplace	Wood stove not in use	Parking	4 cars

Plan of Survey dated July 2025 available on babiakteam.com

Features

An impressive, custom 3+1 contemporary home located in a prime Old Mill/Baby Point enclave, offering 2,880 square feet of living space across three well-designed levels. Set in a peaceful, wooded ravine, this exceptional residence provides a serene, Muskoka-like retreat on a quiet, family-friendly cul-de-sac, just moments from the scenic Humber River trails. 🌳

The super spacious main floor offers ample room for family and friends, featuring an open-plan living and dining room, an excellent kitchen with a walkout to the garden patio, and a family room highlighted by a charming fieldstone fireplace. A main floor office/den and powder room add to the functionality and flow of the space.

Upstairs, the primary suite includes a two-piece ensuite, and balcony walk-out, while the lower level boasts a generous rec room with a front entry at grade, a laundry area, roughed-in three-piece bath, and a cold room.

Lovingly maintained by the original owners, this home also includes a double private drive and a spacious double built-in garage (20' x 18.5'). All within walking distance to Old Mill and Jane subway stations, and just a short stroll to the shops, services, cafés, and restaurants of Bloor West Village and Baby Point Gates. With its cottage-like setting in the heart of the city, this is a rare opportunity to enjoy a wonderful family home in a very special community.

Inclusions & Exclusions

Inclusions: Frigidaire fridge, Whirlpool stove, Nutone exhaust hood, GE washer, Inglis dryer, Goodmann A/C unit, electric water heater, all electrical light fixtures including brass chandeliers & hallways; all window coverings

Exclusions: Grandfather clock in hallway.

Schools

Complete list of schools with live links on babiakteam.com