



## 74 Humberview Road

Lot Size	43' x 101' (irregular)	Heating	Forced Air/Gas
Possession	30 - 60 Days/TBA	Cooling	Central Air
Square Footage	3,065 Total SF	Plumbing	Copper
Taxes	\$12,246.37 (2025)	Electrical	200 AMP
Bedrooms	4	Driveway	Private
Bathrooms	3 - Full, 1 - Half	Garage	Built-In
Year Built	1955	Parking	1 - Garage, 2 Driveway
Fireplaces	2- Gas	Roof	Asphalt Shingles

Home inspection report available at [babiakteam.com](http://babiakteam.com)

### Welcome to 74 Humberview Road

A special, thoughtfully renovated Old Mill residence with over 3,000 square feet of stylish living space across 3 levels, boasting 4 bedrooms, 4 bathrooms and a private drive with built-in garage. Located in a peaceful and serene community, steps from fabulous amenities and the Old Mill subway, this home offers high quality finishes and attention to detail throughout.

The inviting main level is well-laid out with large principal rooms, plentiful windows and natural light, and perfect connection between the indoor and outdoor features. One of the highlights is the modern and elegant chef's kitchen with high-end Miele and Sub-Zero appliances, plentiful stone counters, breakfast bar, views of the back gardens, and adjacent dining room with French door walkout to the back deck and patio. The luxurious living room is open to a lovely cosy den with a gas fireplace and extensive custom built-ins and shelving. Tucked away off the den is a discrete powder room and a beautifully appointed main floor office with garden views and custom desk and cabinetry.

Upstairs you will find a primary bedroom retreat with gorgeous tree views, large graceful windows, two double closets, a sitting area, and a full ensuite washroom. Three additional bedrooms are located on this level, all with closets, wonderful natural light and tree views, together with a linen closet and a cheerful family bathroom.

The lower level includes an expansive recreation room with a gas fireplace and windows on two sides, providing an excellent space to spread out with family and relax. There is also a full bathroom, large laundry room, mud/storage room, and direct access to the built-in garage from the mudroom.

Enjoy marvelous outdoor entertaining in the private landscaped backyard with new composite deck walkout from the dining room, pristine stone patio, lush gardens and trees. Perfect for al fresco dining or hosting large gatherings.

This prime Old Mill location is tranquil and yet close to everything - walk to Old Mill or Jane Subway, Bloor West Village, shops and cafes, multiple parks and more! An abundance of recreational activities are available through the Humber River trails, Old Mill Tennis Club and the Baby Point Club. Fantastic school catchment area including Humbercrest P.S. with French Immersion and St. Pius X Catholic School.

An incredible opportunity to own an exceptional home that checks all the boxes!

## Interior

- Foyer with closet, tile floor, large window
- Living room with bay window, hardwood floor, and crown moulding, open to den
- Den with gas fireplace, large window, pot lights, and custom built-in shelving and cabinetry
- Office overlooking backyard with built-in shelves, desk and pot lights
- Chef's kitchen with double undermount stainless steel sink, pendant lighting, breakfast bar, quartz countertops, pot lights, tile floor and high-end stainless steel appliances including: Miele induction cooktop, built-in Miele oven, built-in steam oven, and built-in Miele speed oven with microwave, Sub-Zero fridge, Miele dishwasher and Faber exhaust hood (vented outside)
- Dining room open to kitchen with French door walk out to deck
- Powder room with pedestal sink, tile floor and sconce lighting
- Primary bedroom with crown moulding, hardwood floor, pot lights, ceiling fan, walk in closet and three piece ensuite bathroom with walk-in shower with tile wall surround, rainfall showerhead, glass doors, pot lights, double-light window, sconce lighting, vanity with two faucets, mirror and tile floor
- Three additional bedrooms with closets, windows, pot lights and hardwood floor
- Four piece bathroom with vanity, vanity light, window, tile floor and wall surround, toilet, and bathtub with stand up shower head
- Lower level with family room with gas fireplace, window with California shutters, pot lights and hardwood floor
- Laundry with double closet, laundry sink, Kenmore washer and Kenmore dryer
- Three piece bathroom with walk-in shower with handheld showerhead, sliding glass doors, pedestal sink, mirror, sconce lighting, block glass window, tile wainscotting and tile floor
- Lower level ceiling height 7'3"

## Exterior

- Landscaped front yard with mature tree and shrubs
- Private driveway with built-in garage
- Fenced backyard with composite deck and iron railings, stone patio, gas line for bbq, irrigation system, garden bed surround with trees and shrubs ensuring privacy

## Features & Upgrades

- Full attic with possibility of adding a third floor
- Large primary bedroom with full ensuite washroom and private sitting area
- Fully renovated designer kitchen (2012)
- Primary bathroom (2004)
- Powder room (2004)
- Hardwood flooring (2004)
- All new windows (2004)
- Composite deck
- Plans for third floor addition
- New roof installation with spray foam insulation on attic ceiling (2004)
- Custom stonework: flagstone walkways, dry mortar stone walls

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: Electrical light fixtures, all window coverings, forced air gas furnace, central air conditioner and equipment, irrigation system, tankless water heater, security system equipment, stainless steel appliances including: Miele induction cooktop, built-in Miele oven, built-in steam oven, and built-in Miele speed oven with microwave, Sub-Zero fridge, Miele dishwasher, and Faber exhaust hood (vented outside), Kenmore washer and Kenmore dryer

Exclusions: BBQ and all outdoor furniture

## School Catchment Area

A complete list of schools including French Immersion can be found on [babiakteam.com](http://babiakteam.com)