



9 Humbercrest Point

Lot Size	60 x 177.5 Feet	Heating	Forced Air/Gas
Possession	TBD/Flexible	Cooling	Central A/C
Square Footage	2,790 s.f. Total	Plumbing	Copper/Plastic/Cast Iron
Taxes	\$12,035.23 (2025)	Electrical	200 AMP
Bedrooms	5 +1	Roof	Asphalt Shingles
Bathrooms	3 - Full, 1 - Half	Driveway	Private
Year Built	1947	Garage	Built-in
Fireplace	1 - Gas	Parking	1 - Garage, 3 - Driveway

Welcome to 9 Humbercrest Point

Nestled in the prestigious Baby Point neighbourhood on a spectacular 60 x 177.5 foot ravine lot, this inspiring residence offers a peaceful Muskoka-like retreat in the city! This updated home offers 5 +1 beautifully appointed bedrooms, 4 baths, generous parking, and magnificent treed vistas from all corners.

The main level includes impressive principal rooms for entertaining, living, and enjoying the views. Off the main foyer you will find an oversized west-facing living/family room with windows on three sides, millwork built-in cabinetry, a gas fireplace, and sliding glass walkout to the backyard, deck and gardens. A highlight of this exceptional home is the chef's kitchen with extensive custom cabinetry, island with breakfast bar and bar sink, new quartz countertops and backsplash, built-in high-end appliances, and panoramic ravine views. The kitchen is open to the dining room with floor to ceiling windows, and plentiful space to host dinner parties and gatherings. This level also boasts a bonus room with double closet that could be used as a fifth bedroom or main floor office. Convenient tucked away main floor powder room.

The second level features four bright and airy bedrooms, including a tranquil primary bedroom retreat with passthrough custom closet cabinetry, separate closet, and four piece spa bathroom with soaker tub, separate glass shower, and captivating treed scenery. Located on this level is also a 3-piece family bathroom, linen closet, and stacked laundry.

Flexible lower level with delightful self-contained nanny suite with kitchen, bedroom and above-grade covered separate entrance, perfect for extended family or visitors. The full kitchen includes all stainless steel appliances including gas range, built-in microwave, full-sized dishwasher, and two sinks. This level also has a second laundry area and covered access to the attached garage.

Enjoy the splendidly private fenced backyard with circular patio, two decks, lawn and gardens, and views for miles over the ravine. Extensively landscaped front and back, this residence provides an enchanting private lifestyle steps from transportation, the Baby Point Gates and Baby Point Club, the Humber River parklands, and Bloor West Village.

MAIN LEVEL

- Foyer with entrance door with sidelight windows, centre light fixture, and entryway coat closet
- Living/family room with custom cabinetry built-ins, gas fireplace, pot lights, windows on three sides, and sliding glass doors with walk-out to deck overlooking gardens
- Kitchen with pot lights, casement windows on three sides, double bowl farmhouse sink with gooseneck faucet, new quartz countertops and backsplash (2024), island with breakfast bar, wine storage, and stainless steel bar sink with gooseneck faucet, and stainless steel appliances: built-in Panasonic microwave, built-in Jenn-Air oven, KitchenAid fridge, Jenn-Air dual fuel gas range, Jenn-Air garbage compactor and Frigidaire dishwasher.
- Dining room open to kitchen with floor-to-ceiling windows with wonderful views, chandelier, and pot lights
- Bedroom or office with two double hung windows, centre light fixture, and double door closet
- Powder room with window, pedestal sink, mirror, vanity lighting, tile floor, and toilet
- Hickory hardwood flooring throughout main floor except in powder room

SECOND LEVEL

- Primary bedroom with double hung windows on two sides, centre light fixture, pass-through closet with built-in cabinetry, and ensuite four piece bathroom
 - Ensuite four piece bathroom with a claw-foot bathtub, handheld shower wand, casement windows overlooking ravine, shower with tile wall surround, glass doors and rain showerhead, vanity, vanity lights, undermount sink, mirror, toilet, and tile floors.
- Bedroom with two double hung windows, centre light fixture, double door closet
- Bedroom with two-light casement window, centre light fixture, closet
- Bedroom with six-light casement corner window, two-light casement window, and centre light fixture
- Three piece bathroom with pot lights, shower with tile wall surround, rain showerhead, and glass doors, vanity, vanity lights, built-in cabinet, toilet, and tile floor
- Hardwood flooring throughout second level except for bathrooms

LOWER LEVEL

- Nanny suite with covered separate above grade entrance
- Bedroom with centre light fixture, window, french doors open to living room, and laminate floors
- Living room combined with dining area, window, two wall sconces, and laminate floors
- Dining area with window, two wall sconces, and laminate floors
- Kitchen with three ceiling light fixtures, window, tile floors, two stainless steel undermount sinks, faucet with pull out sprayer, stone countertops, walk-out side yard,

and stainless steel appliances: Samsung built-in microwave, GE gas range with oven, Frigidaire dishwasher, and Hisense fridge

- Three piece bathroom with tile wall surround, glass shower, pedestal sink, mirrored cabinet, and toilet
- Laundry area with Amana washer, Electrolux dryer, built-in shelves, and pot lights

EXTERIOR

- Brick and Cape Cod siding
- Landscaped front yard, flower gardens, lawn, and interlock stone pathway leading to side entrance and backyard
- Side entry to nanny suite with covered interlock walkway
- Landscaped ravine backyard with plentiful table land and lawn space, mature trees, round patio with paving stones, wood deck with entry to family room, and expansive second wooden deck overlooking ravine
- Stone interlock driveway leading to lower floor entrance and single car garage

UPDATES & FEATURES

- New sump pump (2025)
- New vinyl flooring in lower level (2025)
- Kitchen refresh including new quartz countertops and quartz backsplash, new faucets and bar sink, and refinished custom cabinetry (2024)
- Refreshed second floor bathrooms (2024)
- Interior painting on all levels (2024)
- Back deck painting (2024)
- Interlock driveway, patio, retaining wall, and wooden deck overlooking the ravine (2019)
- Major renovation to the studs in 2010 including wiring, plumbing, windows and roof

Inclusions: See Schedule B

Exclusions: None