



85 Watson Avenue

Key Details

Lot Size	12.56' x 90'	Heating	Hot Water Boiler, Gas
Possession	30-60 Days	Cooling	Ductless
Square Footage	1,500 SF Total	Plumbing	Copper & Plastic
Taxes	\$4,660.26 (2025)	Electrical	100 AMP Service
Bedrooms	2	Roof	Asphalt Shingles
Bathrooms	2 Full	Year Built	1907

HOME INSPECTION AVAILABLE UPON REQUEST

Welcome to 85 Watson Avenue

Welcome to this delightful, fully renovated 2 bedroom, 2 bathroom townhome in family-friendly Humbercrest where you can enjoy three levels of superb space showcasing quality craftsmanship and attention to detail! The perfect starter home or a stylish alternative to condo living! Step onto the inviting covered front porch - perfect for morning coffee or evening relaxation. Inside, the bright and modern open concept main floor features custom built-in seating in the dining area and a stunning new kitchen. This chef's dream space boasts high end finishes, premium appliances, custom cabinetry, Italian natural stone countertops and a pantry. A walkout from the main level leads to a private backyard with composite decking, stone seating area and lush greenery. Upstairs, the renovated bathroom offers a spa-like retreat with a classic clawfoot tub and large walk-in shower. The well-finished lower level adds valuable living space with a recreation room, a 3-piece bath, laundry area and plenty of storage space. The lush and professionally landscaped gardens enhance curb appeal and are designed for low maintenance. Recent updates include a new flat roof (2023), updated flooring (2020) and a ductless air conditioning system (2022). All of this in an amazing location, just steps to Baby Point Gates shops and eateries, library and within walking distance of the beautiful Humber River parklands, Bloor West Village, the Junction and French Immersion at Humbercrest Public School. A great spot for families, cyclists & outdoor enthusiasts! Easy access to TTC, Pearson Airport and downtown. This move-in ready home in a highly sought-after neighbourhood is ideal for many buyers including first timers and downsizers!

Main Level

- Living room with large window overlooking the covered front porch and ceiling fan with light.

Buyer to verify taxes.

- Dining room with window and chandelier.
- Kitchen with sliding door walk out to large composite deck, custom cabinetry, Italian natural marble stone countertops and backsplash, undermount sink, window, pendant light, undercabinet lighting, pantry and appliances: integrated Fisher & Paykel fridge, Fisher & Paykel induction cooktop and touch display oven, integrated Fisher & Paykel dishwasher with 2 drawers, Sirius exhaust hood vented to exterior and Haden microwave
- Oak hardwood floors throughout.
- Ceiling height 8'9"

Second Level

- Primary bedroom with window overlooking front yard, centre light fixture and oak hardwood floors.
- Second bedroom with two windows, centre light fixture and oak hardwood floors.
- Five piece bathroom with vanity, vanity light, toilet, clawfoot bathtub, window, and large walk in shower with rain and handheld showerhead, built-in niche, tile floor and sliding glass door
- Ceiling height 7'10"

Lower Level

- Recreation room open concept with window, pot lights and vinyl
- Three piece bathroom with vanity, vanity light, window, walk in stand up shower, toilet and tile floor
- Laundry with laundry sink, tile floor and front load stainless steel Samsung washer and dryer
- Storage room with window

Updates & Features

UPDATES & INTERIOR FEATURES

- Kitchen: New appliances, custom cabinetry, Italian Natural Marble stone (2024)
- Flooring (2020)
- Ductless air conditioning unit (2022)
- Roof (2023)

EXTERIOR FEATURES

- Front yard with shrubs, perennials and covered front porch
- Fenced backyard with composite deck,

FULL PHOTO SET, VIDEO & FLOOR PLANS AVAILABLE!

Inclusions, Exclusions & Rentals

Inclusions: Electrical light fixtures (except those mentioned in exclusions), existing window coverings, (except those mentioned in exclusions), hot water boiler, Mitsubishi ductless AC unit and equipment, and appliances: integrated Fisher & Paykel fridge, Fisher & Paykel induction cooktop and touch display oven, integrated Fisher & Paykel dishwasher with 2 drawers, Sirius exhaust hood vented to exterior and Haden microwave.

Exclusions: Living room fan/light fixture, outdoor furniture and barbeque, window covering in second bedroom (child's bedroom) and wall mounted televisions (Basement & Main Bedroom).

Rental: Hot Water Tank - \$20.95 per month (including HST)

Schools

Humbercrest Public School, St. James Catholic School, Runnymede Collegiate Institute and Humberside Collegiate with French Immersion. Complete list of schools with live links on babiakteam.com