



## 35 Baby Point Crescent

Lot Size	75' x 190'	Heating	Radiant & Forced Air, Gas
Possession	TBD/ Flexible	Cooling	Central Air x 2
Square Footage	5,855 Total SF	Electrical	200 AMP
Taxes	\$19,953.14 (2025)	Plumbing	Copper/ Plastic
Bedrooms	6+1	Roof	Asphalt Shingles/ Modified Bitumen
Bathrooms	5 - Full, 1 Half	Garage	Detached
Year Built	1928	Driveway	Private
Parking	3-Garage, 5-Drive	Fireplaces	1 Wood (Main Floor), 1 Gas (Upper Level)

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

### Welcome to 35 Baby Point Crescent

Majestic 6 +1 bedroom residence, set on a spectacular 75' x 190' Muskoka-like ravine lot in the heart of prestigious Baby Point! This property of distinction offers the discerning buyer an impressive combination of features including grand principal rooms, a luxurious saltwater pool, an oversized heated garage with indoor parking for 3 cars, and an expansive show-stopping great room with meticulous architectural details. Featured in Style At Home, this extraordinary property has been carefully renovated and designed with great care and attention to detail.

The centre hall foyer with vestibule and closet opens to an elegant formal dining room with sublime windows on multiple sides and cosy and spacious living room wood-burning fireplace and treed views. Chef's kitchen with adjoining breakfast room and floor-to-ceiling sliding glass doors to resort-like outdoor living with covered stone patio with barbecue area, marvelous fiberglass pool with automatic cover and adjacent composite deck, lower patio with gas fire table, and private ravine views on all levels. Main floor office and powder room.

Built above the garage but connected through the main house, the sensational great room designed by Brian McCourt Designs boasts a vaulted ceiling, gas fireplace with soapstone mantel, impeccable custom millwork throughout with built-in office and wet bar, balcony overlooking ravine, delightful 3-piece bath, and separate gym.

The second level includes a wonderful primary bedroom retreat with captivating ravine vistas, balcony, custom dressing room, and a hotel-inspired 5-piece spa bathroom. Three additional lofty bedrooms are located on this level, together with a 4-piece family bath. The third level includes two more bedrooms, two walk-in closets, and another full bathroom.

Rounding out this exceptional offering the lower level includes a large recreation room, laundry and mudroom with custom cubbies, separate entry, seventh bedroom, lovely 3-piece bath, and storage room. Extensively landscaped with irrigation, fabulous plantings, and an abundance of parking.

## Main Floor

- Vestibule with coat closet and stone tile floor
- Foyer with wainscotting, crown moulding and hardwood floor
- Living room with french doors, wood-burning fireplace, crown moulding, pot lights, two large sets of windows overlooking the front yard and back ravine, and hardwood floor
- Den/office with large windows, centre light fixture, and two piece ensuite with pocket door, heated floor and walk out to covered deck and pool
- Formal dining room with wainscotting, crown moulding, centre light fixture, pot lights, large windows, hardwood floor, and butler door to kitchen
- Chef's kitchen with centre island, pendant lighting, pot lights, stone countertops, farmhouse sink, separate undermount prep sink, tile backsplash, windows, hardwood floor and stainless steel appliances: GE Monogram gas range, GE Monogram dishwasher, GE Monogram french door fridge and Thermador microwave drawer
- Breakfast room with large floor to ceiling windows, sliding door walk out to covered deck and pool, pot lights and hardwood floor

## 3-Level Coach House with Great Room

- Great room with 10'5" vaulted ceiling, gas fireplace with soapstone surround, sconce lighting, pot lights, centre light fixture, french door walk out to balcony, office area with built-in desk and porcelain tile floor, wet bar with stone countertops, undermount sink and bar fridge
- Gym with pocket doors, large windows, centre light fixture, built-in custom shelving and hardwood floor
- Three piece bathroom with vanity, ceiling light fixture, toilet and walk-in stand up shower with tile floor and wall surround, built-in niche, rain and hand held showerhead, and glass door
- Access to oversized heated three car garage with storage area
- Workshop/studio on lower level with window overlooking ravine and walk out to yard
- Building has forced air furnace and A/C, separate from HVAC system of main house

## Second Floor

- Primary bedroom with walk out to balcony, built-in custom shelving and drawers, crown moulding, ceiling fan, pot lights, hardwood floor
  - Custom walk-in closet/dressing room with built-ins, window, pot lights and ceiling light fixture

- Five piece ensuite with double vanity with stone countertops, undermount sinks, wall sconce lighting, tile backsplash, heated tile floor, double window, skylight, separate toilet closet, built-in soaker bathtub with tile wall surround, ceiling light fixture, and large walk-in shower with rain and handheld showerhead and glass door
- Second bedroom with double closet, large window overlooking front yard, crown moulding, centre light fixture and hardwood floor
- Third bedroom with triple closet, large window overlooking backyard crown moulding, centre light fixture and hardwood floor
- Fourth bedroom or office with large window, crown molding, centre light fixture and hardwood floor
- Four piece bathroom with vanity, vanity light, heated tile floor, crown moulding pot lights, freestanding soaker bathtub, built-in wall niche, toilet, window, and walk-in stand up shower with rain and handheld shower head, tile floor and wall surround and glass door

### Third Floor

- Fifth bedroom with barn door, two large windows, centre light fixture, nook for desk, sconce and broadloom
- Sixth bedroom with walk-in closet, two large windows, barn door, centre light fixture and broadloom
- Four piece bathroom with vanity, vanity light, window, tile floor, toilet and freestanding clawfoot bathtub with standup showerhead
- Walk-in closet in hallway
- Skylight in staircase

### Lower Level

- Large recreation room with window, recessed lighting and broadloom
- Bedroom with closet, window, centre light fixture and broadloom
- Stylish three piece bathroom with vanity, wall sconce lighting, linen closet, toilet and walk-in stand up shower with built-in niche, tile wall surround, rain and handheld showerhead and glass door
- Laundry room with mosaic tile floor, stone countertops, undermount sink, window, LG washer and dryer, and wainscoting
- Mudroom area with custom cubbies, coat hooks and benches, and walk up to backyard
- Storage room
- Utility room

### Exterior

- Front yard with mature trees, stone walkways, lawn and perennials
- Private interlock driveway for 5 vehicles with side-by-side parking towards the front

- Professionally landscaped terraced backyard
- 10' x 23' saltwater fiberglass pool with lighting, jets and waterfall feature
- Large covered patio with barbeque and seating areas, with direct access to powder room
- Composite deck with stairs down to lower stone patio
- Stone steps down to ravine with mature trees, plantings, and stone retaining walls
- Elevated wooden deck with bridge and railings
- Copper eaves
- Rainbird irrigation
- Detached heated garage with parking for 3 vehicles and storage with direct access to home via great room and workshop/studio on lower level

### Features & Upgrades

- High velocity air conditioning system throughout main house (2024)
- Great room above the garage - exquisite renovation designed by Brian McCourt Designs, with custom built office space, soapstone fireplace surround and new gas fireplace inset, reclaimed church doors, separate exercise room with double sliding glass door entry, and hardwood flooring (2022)
- Great room 3-piece bathroom renovation (2022)
- Lepage pine wood/aluminum clad awning, casement and fixed-sash windows (2022)
- Lower level bathroom renovation and broadloom (2022)
- Second floor bathroom vanity (2019) lighting and mirror (2023)
- Powder room addition on main floor (2020)
- Backyard landscaping and saltwater pool installed by Leisure Pools (2019)
- Third floor bathroom vanity, lighting and bathtub shower (2018)
- Hot water tank (2018)
- Kitchen cabinetry, countertops, backsplash, appliances and floors refinished (2017)
- Primary bedroom ensuite, custom cabinetry and dressing room (2017)
- Pump for water pressure (2017)
- Mudroom tile (2017)

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 electrical light fixtures, window coverings, forced air gas furnace (coach house), hot water boiler & water heater (main house), electric radiant heater, two central air conditioning systems, Rainbird irrigation system, 240 volt car charger, alarm system by API including three cameras connected to wifi and motion sensors, all pool equipment, central vacuum & equipment, all existing TV wall brackets, stainless steel appliances including GE

Monogram gas range, GE Monogram dishwasher, GE Monogram french door fridge and GE Monogram microwave and LG washer and dryer, Marvel drink fridge in great room

Exclusions: all wall-mounted TVs, mirror in primary walk in closet, mirror in main hallway, mirror in lower level bedroom, mirror in second floor bedroom, barbeque on porch, all outdoor furniture, fridge and freezer in garage, and bike rack in garage

Rentals: None

### Of Note - Netflix Filming

Netflix began filming the show Ginny & Georgia at 35 Baby Point Crescent in 2021. Productions have generated approximately \$30,000 per year, totaling about \$120,000 to date. Each filming block typically requires the property for three days: one day for setup, one day for shooting, and a final day for teardown.

Compensation has worked out to approximately \$15,000 to \$20,000 per 3 day block, depending on the scope of the shoot. After their most recent visit in September, Netflix indicated a strong possibility of another shoot in the first quarter of 2026. The show is now entering its fourth season, and remains very popular.

Each engagement is formalized through a written contract and participation is entirely voluntary. If the new owner prefers not to take part, filming can simply be declined. If the opportunity does arise again and the new owner wishes to proceed, Netflix is generally willing to coordinate timing within reason, such as choosing the second week of a month instead of the third, etc. 35 Baby Point Crescent and another house down the street are the two main houses used.

### School Catchment Area

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