

19 Halford Avenue

Lot Size	50' x 94'10"	Heating	Hot water
Possession	30 Days	Cooling	Ductless A/C
Square Footage	1,935 S.F Total	Plumbing	Copper & PEX
Taxes	\$11,401.79 (2025)	Electrical	100 AMP
Bedrooms	3 + 1	Roof	Asphalt Shingles
Bathrooms	2	Driveway	1 Private Parking Space
Year Built	1936	Garage	Attached
Fireplace	2 wood burning	Parking	2 - Driveway & Garage

Welcome to 19 Halford Avenue

Welcome to 19 Halford Avenue - a beautiful and completely renovated Old Mill centre hall residence with extraordinary panoramic west views over the Humber River valley! Tucked away on a quiet, tree-lined cul-de-sac, this timeless family home offers classic curb appeal, curated designer interiors, 3+1 bedrooms, 2 full baths, and private parking for 3 cars, including an attached garage.

The light-filled open main level is highlighted by rich hardwood floors, gorgeous views, an inviting living area with a brick wood-burning fireplace, a cool dining area and a contemporary chef's kitchen with wood cabinetry, quartz counters, high end appliances and built-in bench seating.

The upper level offers three well proportioned bedrooms and a deluxe 4-piece family bath.

The superbly finished lower level features a family room with wood-burning fireplace, a guest bedroom, home office, a sleek 3-piece bath and laundry.

Enjoy breathtaking views and serene sunsets from many vantage points on the landscaped terraces and grassy tableland. The home enjoys a secluded lane vibe with friendly neighbours yet is just a short walk to Bloor West Village shops & restaurants, the subway, the Old Mill Tennis Club and the splendid Humber River parkland & trails.

A rare offering, impeccably finished and designed for everyday family living and seamless entertaining, both indoors and out. Just move in and enjoy!

Main Floor

- Foyer with hardwood floor
- Living room with hardwood floors and wood-burning fireplace, centre light fixture, pot lights, and hardwood floor
- Recently renovated kitchen with quartz countertop, stainless steel sink, window, hardwood floor, KitchenAid convection stove, Whirlpool refrigerator, & mirror backsplash
- Dining area with centre light fixture, window and hardwood floor

Second floor

- Primary bedroom with window, centre light fixture & closet
- Second bedroom with window, closet, hardwood floors, & centre light fixture
- Third bedroom with window, hardwood floors, centre light fixture
- Four-piece bath with vanity, vanity light, wall-mounted mirror, toilet, shower & bathtub with glass door & tiled floors

Lower Level

- Office space with window & pot lights
- Family room with sliding door, pot lights, window & vinyl floors
- Fourth bathroom with window, pot lights & vinyl floors
- Three-piece bathroom with heated towel rack, wall mounted mirror, walk-in stand up shower, toilet, vanity & vanity light

Exterior

- Brick exterior
- Terraces with new glass railings & updated fences

Features & Upgrades

- Basement bathroom installed from scratch with shower glass, wall-mounted mirror, heated towel rack, new fixtures & vanity (2021)
- Bench seating underneath kitchen window added, complete with built-in radiator and switch for optional radiator fan (2022)
- All hardwood flooring replaced (2022)
- Entirely redone upstairs bathroom (2022)
- Panoramic view over Humber River valley
- Interior and exterior fully renovated (2023)

Inclusions & Exclusions

Inclusions: Whirlpool Refrigerator (2022), KitchenAid Convection Stove (2022), KitchenAid Dishwasher (2022), KitchenAid Combination Range Hood Microwave (2022), Kenmore Washer, Amana Dryer, High-end Stylish Light Fixtures (2022), Custom-made Window Coverings (2023), Kitchen Backsplash Mirror (2023), Wall-mounted mirrors in both bathrooms (2023)

Exclusions: None

School Catchment Area

Schools: Complete list of schools with live links on babiakteam.com