



## 32 Riverview Gardens

Lot Size	30 x 90 Feet	Heating	Radiant, Gas
Possession	30-90 Days/Flex	Cooling	Central Air
Square Footage	2180 s.f. Total Living	Plumbing	Copper & Plastic
Taxes	\$8,460.86 (2025)	Electrical	100 Amps
Bedrooms	3	Roof	Asphalt Shingles
Bathrooms	2 Full	Driveway	Private
Year Built	1932	Garage	None
Fireplace	1 Gas	Parking	3 - Driveway
Membership	Baby Point Club <i>details below</i>		

### Welcome to 32 Riverview Gardens

An exquisite, impeccably maintained 3 bedroom residence with private drive in the coveted Old Mill neighbourhood! This pristine family home tastefully blends timeless original details with thoughtful updates.

The main level features an oversized living room with bay window, stained glass feature windows flanking the elegant gas fireplace, crown moulding, and hardwood floor; adjoining airy dining room with large triple window overlooking the backyard, crown moulding, and French doors open to the kitchen; eat-in chef's kitchen with custom cabinetry, premium Wolf, Sub-Zero and Miele appliances, abundant granite countertops, pot lights, and built-in bench seating.

The second floor offers three bedrooms with closets including a generously sized primary bedroom with extensive custom cabinetry and built-in closet system; second bedroom with two closets and built-in dresser; third sizeable bedroom with closet and garden views; spacious three-piece family bathroom with walk-in glass shower; and hallway linen closet. New wool broadloom throughout 2nd level.

The lower level with separate entrance features a recreation room with wool broadloom, pot lights, two storage closets, and window; office area with window; laundry room with sink and tile flooring; four-piece bathroom with soaker tub and separate walk-in shower; and utility room with storage space.

Wonderful curb appeal with superb landscaping, new interlock driveway (2025), front irrigation, and delightful plantings. Private fully fenced west-facing backyard with stone patio perfect for entertaining, perennials, and an oversized 17' by 7' garden shed. A marvelous retreat close to tremendous amenities and transportation.

Located on a lovely street, just steps to the Humber River walking and cycling trails, Old Mill Tennis Club, The Baby Point Club, Bloor West Village shops, cafes and restaurants, and the subway. Top

local schools include St. Pius X Catholic School and Humbercrest Public School with French Immersion.

## Main Floor

- Foyer with stained glass window, wainscoting, coat closet and hardwood floor
- Living room with natural gas fireplace with wood mantel and stone surround, large bay window overlooking front yard, crown moulding and hardwood floor
- Dining room with pendant lighting, hardwood floors, crown moulding and French doors to kitchen
- Chef's kitchen with custom cabinetry, granite countertop, glass backsplash, pot lights, double undermount stainless-steel sink, pantry, window, granite floor, breakfast nook with built-in bench seating, under counter lighting, and appliances: Sub-Zero 611 Dual Refrigeration System, 30" Wolf gas range, Miele Futura Classic dishwasher, Kobe range hood, Kenmore microwave

## Second Floor

- Primary bedroom with two sets of double windows, custom cabinetry, built-in vanity and shelving, built-in closets, crown moulding, and new wool broadloom
- Second bedroom with large window, crown moulding, double closets and built-in dresser, ceiling light, and new wool broadloom
- Third bedroom with closet, large window, crown moulding, ceiling light, and new wool broadloom
- Three piece bathroom with pedestal sink, vanity lights, window, stone tile floor, and walk-in stand up shower with stone tile wall surround and glass door
- Hallway linen closet

## Lower Level

- Separate entrance with access to backyard
- Open concept recreation room with window, pot lights, storage closets, and broadloom
- Office area with window
- Laundry room with tiled floor, vanity sink, shelving, and window
- Four piece bathroom with pedestal sink, soaker tub, pot lights, window, tile floor, built-in shelving, and walk-in stand up shower with tile wall surround and glass door
- Utility room with storage space

## Exterior

- Brick and stone exterior with stone front steps and wide private driveway
- Front yard with extensive landscaping with natural stones, annuals, shrubs, trees, and inground sprinkler system

- Fully fenced landscaped backyard with stone patio, garden with shrubs and trees, and oversized 17' by 7' garden shed

## Features & Upgrades

### INTERIOR FEATURES

- New wool broadloom on staircase, and second floor (2026)
- Freshly painted walls, ceilings and mouldings throughout interior (2026)
- New light fixtures in the bedrooms, dining room, main front hallway and second floor hallway (2026)
- New wool carpets in basement (2024)
- New boiler (2023)
- Water heater installed (2023)
- Renovated kitchen with custom cabinetry, backsplash, kitchen bench, stove & dishwasher (2014)

### EXTERIOR FEATURES

- New interlocking brick driveway (2025)
- New central air conditioner (2024)
- Roofing replaced with new house shingles, full synthetic underlayment (2019)
- Extensive landscaping with natural stones, shrubs, trees, and an in-ground sprinkler system (2015)

### BABY POINT CLUB INFO

- Private community club that serves as a social and recreational hub for Baby Point neighbourhood residents
- Amenities: tennis courts, lawn bowling, clubhouse
- The Baby Point Club organizes a range of family-friendly events
- Geographic boundary for membership currently includes 20 Riverview Gardens and higher

## Inclusions & Exclusions

Inclusions: Sub-Zero Fridge, 30" Wolf gas stove, Miele Futura Classic dishwasher, Kobe range hood, Kenmore microwave, Maytag Epic Z washer, Maytag dryer, Silhouette window shades in dining room and kitchen, blinds in bedrooms, bathrooms and basement, Telus Alarm System, outdoor parasol umbrella, front yard sprinkler system, custom made sofa in the basement rec room, existing radiator covers, hot water tank, Eco Tek Weil McLain high efficiency boiler, and Midea central air conditioner

Exclusions: Propane outdoor BBQ, Kenmore freezer in basement, Frigidaire fridge in basement

Home inspection and complete list of schools with live links on [babiaakteam.com](http://babiaakteam.com)