

## 33 Humber Trail

Lot Size	25 x 95 Feet	Heating	Water, Gas
Possession	60-90 Days	Cooling	Wall Unit
Square Footage	1935 s.f. Total	Plumbing	Copper
Taxes	\$7,744.48 (2025)	Electrical	100 AMP
Bedrooms	3	Roof	Asphalt Shingles
Bathrooms	1 Full, 1 Half	Driveway	Mutual
Year Built	1923	Garage	Detached
Fireplace	1 - Wood	Parking	1 - Legal Front Pad

### Welcome to 33 Humber Trail

Outstanding three bedroom Old Mill home with parking, perfectly situated on a quiet, family-friendly street close to everything!

Superb main floor design with warm architectural details includes a welcoming open front porch; spacious living room with plentiful windows, crown moulding, potlights, and wall sconces flanking the delightful wood-burning fireplace; elegant open plan dining room with fabulous custom built-in cabinetry; and stylish kitchen with custom cabinetry, stone countertops, peninsula, stainless steel appliances, pendant lighting, and adjoining mudroom.

The second floor features an oversized primary bedroom, easily fitting a king bed, with walk-in closet and sitting area; cheerful second and third bedrooms with large windows overlooking the garden; 4-piece family bathroom with vaulted ceiling; and hallway linen closet with storage space.

Renovated lower level with a separate entrance offers a recreation room with new wool carpeting, pot lights, and numerous large closets for storage; 2-piece bathroom; office area with window; and laundry.

Beautiful back garden with stone patio perfect for alfresco dining, lovely ornamental trees and plantings, artificial grass area for play and fun, and full-sized garage.

Licensed front pad parking!

Tucked away street with wonderful neighbours and an annual street party. Steps to Bloor West Village shops, subway, parks and the Baby Point Gates. Highly rated area schools including Humbercrest P.S. (with French Immersion) and St. Pius X. Recreational opportunities abound through the Humber River parklands and trails. Join the Baby Point Club with tennis courts, lawn bowling, clubhouse, and family-friendly events. Move in and enjoy!

## Main Floor

- Foyer with stained glass window and hardwood floor
- Living room with wood-burning brick fireplace, hardwood floor, pot lights, crown moulding, and large window overlooking the front yard
- Elegant open concept dining room with hardwood floor, built-in custom cabinetry, large window, overlooking back garden, and plate rail
- Kitchen with peninsula, custom cabinetry, undercounter lighting, granite counters, pot lights, pendant lighting, hardwood floor, adjoining mudroom, walk-out to backyard, and stainless steel appliances: Samsung fridge, KitchenAid stove, Bosch dishwasher, and KitchenAid microwave

## Second floor

- Primary bedroom with walk-in closet, hardwood floor, seating area, and window overlooking front yard
- Second bedroom with window, hardwood floor, and closet
- Third bedroom with window, hardwood floor, and closet
- Four piece bathroom with vaulted ceiling, bathtub, window and built-in cabinetry
- Large linen closet in hallway

## Lower Level

- Open concept recreation room with pot lights, new wool carpeting, shelving and storage closets
- Office area with pot lights and window
- Laundry area with laundry sink, window, new luxury vinyl flooring, laundry sink and LG washer and dryer
- Two piece bathroom room with pedestal sink, pot lights and tile floor

## Exterior

- Brick exterior
- Front yard with grass, shrubs, perennials and covered front porch
- Landscaped partially fenced backyard with stone patio, wood fence, stone patio, perennials, ornamental trees and plantings, and artificial grass area
- Detached single car garage
- Licensed front parking pad

## Features & Upgrades

- New lower level wool carpeting and luxury vinyl flooring (2026)
- New garage roof (2025)
- Replaced indoor sections of main drain and installed cleanout in the basement (2025)

- New family room pot lights (2021)
- Owned hot water tank (2021)
- New flooring on main and second floors (2016)
- New roof (2016)

#### 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 includes Humber Trail

## Inclusions & Exclusions

Inclusions: Samsung Fridge, KitchenAid Stove, Bosch Dishwasher, KitchenAid Microwave, LG Washer & Dryer, all existing window coverings, all existing light fixtures, hot water tank

Exclusions: None

## School Catchment Area

Schools: Complete list of schools with live links on [babiakteam.com](http://babiakteam.com)