

## 50 Weatherell Street

Lot Size	37.5' x 95'	Heating	Gas, radiant
Possession	30 to 60 days.	Cooling	Ductless AC on main floor only
Square Footage	3,105 s.f. Total	Plumbing	Copper
Taxes	\$8,845.44 (2025 final)	Electrical	200 AMP Service
Bedrooms	3	Roof	Shingles
Bathrooms	3	Driveway	Private
Year Built	1923	Garage	Single attached
Fireplace	Wood burning, as is	Parking	1 - Garage, 1 - Driveway

An elegant Old Mill residence with all the essential elements in place, perfectly situated on a quiet, tree-lined street just a short walk to the subway, Bloor West Village, and the spectacular Humber River parklands. This handsome home offers timeless curb appeal and a quintessential centre-hall design, with spacious and gracious principal rooms rich in pristine character, including hardwood floors, double French doors, crown moulding, and a fireplace. A sun-filled main floor family room with wraparound windows, a cheerful eat-in kitchen with garden walkout, and a main-level four-piece bath enhance everyday family living.

Upstairs, the home features three bedrooms, including an extra-large primary with decorative fireplace, a family bath, and generous linen storage. The lower level adds exceptional versatility with a large recreation room, kitchen, and three-piece bath—well suited for a future guest, teen, in-law, or nanny suite. Additional highlights include a private drive with attached garage and a secluded, fenced, west-facing side yard with mature plantings.

Ideally located just steps to Étienne Brûlé Park, the Humber River walking and biking trails, and Old Mill tennis courts, this home also enjoys easy access to the shops, cafés, and restaurants of Baby Point Gates and Bloor West Village. Families will appreciate sought-after local schools, including Humbercrest Public School with French immersion and St. Pius X. With an exceptional Walk Score of 95, this is truly a walker's paradise.

Originally built as a single-family residence and more recently divided into three units, this lovely home is now vacant and ready for its next chapter.

Take advantage of a sensational opportunity to add value in the prestigious Old Mill enclave!

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

### School Catchment Area

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