

## 3 Humbercrest Boulevard

Lot Size	33.33' x 123.53'	Heating	Gas / Forced Air
Possession	Mid-August/TBA	Cooling	Central Air
Square Footage	3,655 s.f. Total	Plumbing	Copper & Plastic
Taxes	\$13,015.54 (2025)	Electrical	200 Amp Service
Bedrooms	4 + 1	Roof	Asphalt Shingles
Bathrooms	4	Driveway	Private
Year Built	2004	Garage	Built-In
Fireplace	2 - Natural Gas	Parking	3 - Driveway, 1 - Garage

### Welcome to 3 Humbercrest Boulevard

Nestled in the prestigious Old Mill neighbourhood on a gorgeous private lot, this outstanding 4 + 1 bedroom 4 bathroom home built in 2004 offers quality finishes and over 3,600 sq ft of living space across 3 levels. Exceptionally well laid out with large principal rooms, plentiful windows and natural light, an idyllic connection between indoor and outdoor features, and a private drive with built-in garage, this property presents a fantastic opportunity.

One of the highlights of this home is the open plan kitchen and family room with adjoining breakfast area, providing the most wonderful open space for entertaining, relaxing and enjoying the peaceful ravine views. The kitchen includes granite counters, custom cabinetry, an island with overhang for seating, and adjoining breakfast area with space for a full-sized dining table, and walkout to the back deck and gardens. Both the family and front living rooms boast gas fireplaces, hardwood flooring, pot lights and large triple windows, offering two separate gathering areas on the main floor. Rounding out this level is the airy formal dining room perfect for larger dinners, front foyer with double closet, powder room, and entry to the built-in garage.

The upper level boasts an oversized primary bedroom retreat with Juliet balcony, walk-in closet, a sitting area, and 6-piece ensuite bath. There are three additional well-appointed bedrooms on this level, each with a double closet, hardwood flooring, and marvellous natural light. Additional features include the 4-piece family bath, multiple skylights, and a convenient linen closet.

The lower level includes an expansive pool table sized recreation room with multiple above grade windows, providing an excellent space to spread out with family. This level also has a functional fifth bedroom with double closet and large window, a 3-piece bath, laundry room, utility room, and storage closets. Enjoy fabulous outdoor entertaining in the private fully fenced backyard with stone patio, lush gardens and trees.

Prime Old Mill location close to Old Mill and Jane subways, Bloor West Village, shops, cafes, parks! Located within the Humbercrest P.S. (with French Immersion) and Saint Pius X school catchments. Enjoy an abundance of recreational activities available through the Humber River trails, Old Mill Tennis Club and the Baby Point Club!

## Main Floor

- Entryway with tile floor and double closet
- Living room with gas fireplace, hardwood floors, crown moulding, custom pine booksheves, pot lights and large triple window
- Dining room with crown moulding, hardwood floors, pot lights, recessed ceiling, and crown moulding
- Eat-in kitchen with centre island with overhang for seating, pot lights, tile backsplash, pendant lighting, and double sink
- Breakfast area with skylight, large windows facing the back garden, and walk-out to deck
- Family room with gas fireplace, crown moulding, large windows facing the backyard and hardwood floors
- Two-piece powder room with vanity, mirror and tiled floors
- Access to built-in garage with 1-car parking, loft storage, and door to backyard

## Second floor

- Primary bedroom with seating area, six-piece ensuite, walk-in closet, Juliet balcony, crown moulding, and hardwood floor
- Second bedroom with vaulted ceilings, skylight, double closet, and hardwood floor
- Third bedroom with double closet, large window overlooking backyard, crown moulding, and hardwood floor
- Fourth bedroom with double closet, large window overlooking backyard, crown moulding, and hardwood floor
- Four-piece bathroom with vanity, mirror, bathtub and tiled floor
- Linen closet

## Lower Level

- Recreation room with above grade windows, pot lights and broadloom
- Fifth bedroom with double closet, above grade window and parquet wood floor
- Laundry room with sink, tiled floor and backsplash
- Three-piece bathroom with standup shower
- Two storage closets

## Exterior

- Stone and stucco exterior
- Front yard with wide interlock private drive, Japanese maple, decorative trees, bushes, lawn and landscaping
- Fully fenced professionally landscaped backyard with wood deck, stone patio, grassed area, gardens, and attractive wood shed

## Features & Upgrades

- New sump pump installed (2026)
- Kota Black limestone front porch with timed lights (2022/refinished 2026)
- Landscaping in backyard (2-level Armour Stone stone semi-circle, plants, and new stone steps - 2022)
- Pavers on front walkway (2022)
- Backyard fully fenced (2022)
- Deck expanded (2016)
- Arlo security cameras (front and back doors)
- Waterdrop under-counter filtration system in kitchen

## Inclusions & Exclusions

Inclusions: GE gas range (2026), Frigidaire refrigerator (2026), Kenmore dishwasher, GE front-load washer (2026), GE dryer (2026), Waterdrop undercounter water filtration system in kitchen, all electrical light fixtures (except where excluded), all window coverings, central air conditioning system, central vacuum and equipment, two exterior Arlo cameras, custom made bookshelf in front living room.

Exclusions: two chandeliers, all mirrors (apart from bathroom mirrors), all exterior furniture, basement wine fridge.

## School Catchment Area

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