

## 33 Halford Avenue

Lot Size	44' x 95'	Heating	Forced Air Gas
Possession	30 to 60 days	Cooling	Central Air
Square Footage	3,230 SF Total	Plumbing	Mixed
Taxes	\$11,179.72 (2025)	Electrical	100 amps
Bedrooms	4+1	Roof	Shingle
Bathrooms	4	Driveway	Double
Year Built	1950	Garage	Built-in w/ direct entry to home
Fireplace	2 working gas fireplaces	Parking	2 - 3 cars
Walkscore	89		

### Welcome to 33 Halford Avenue

Set on a picturesque street in the heart of Old Mill, this beautifully appointed centre hall home combines timeless character with exceptional space and functionality. Offering over 3,200 square feet of living space, including a substantial three-storey addition, the home features 4+1 bedrooms, four bathrooms, an attached garage, and an extra-wide private driveway on a private 44-foot-wide lot.

Designed with both family life and entertaining in mind, the main floor offers a wonderful balance of elegance and comfort. A handsome home office with custom millwork provides the perfect work-from-home space, while the formal dining room, complete with a gas fireplace, built-in cabinetry, and a charming bay window, is ideal for family gatherings and dinner parties alike. At the heart of the home is an outstanding chef's kitchen with abundant cabinetry, a large centre island, and a sun-filled breakfast area beneath a striking glass canopy ceiling. Open to the kitchen, the inviting and impressive sunken family room is anchored by a second gas fireplace and offers seamless access to the professionally landscaped backyard, where a multi-level flagstone patio creates a private setting for outdoor dining, entertaining, and relaxing.

Upstairs, the spacious primary suite feels like a true retreat, featuring soaring 12.5-foot vaulted ceilings, a Juliet balcony, double closets, a four-piece ensuite, a separate two-piece bath, and a unique loft area with clerestory windows and built-in bench seating. The upper level also includes convenient laundry facilities, a five-piece family bathroom, a versatile fourth bedroom, and two exceptionally large bedrooms with plenty of room for king-sized beds.

The lower level adds valuable flexibility with a fifth bedroom, a three-piece bathroom, a gym, generous storage space, and a practical mudroom with direct access to both the garage and driveway.

Offering an exceptional blend of luxury, comfort, and convenience, this outstanding home is just steps from Jane Subway Station, the excellent shops and restaurants of Bloor West Village and Baby Point Gates, neighbourhood parks, and some of the area's most cherished amenities, including the Baby Point Club, Old Mill Tennis Club, and the scenic Humber River trails.

## Features & Upgrades

- 1996 Architect designed 3 level addition
- 2 working gas fireplaces
- Backyard concrete & block retaining wall
- Flagstone walkways
- Hunter Douglas window coverings

## School Catchment Area

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