

21 Baby Point Road

Lot Size	35' x 145'	Heating	Forced-Air Gas
Possession	Flexible	Cooling	Central Air
Taxes	\$11,940.11 (2020)	Electrical	200 AMP
Bedrooms	4 +1	Plumbing	Copper & Plastic
Bathrooms	4 Full	Roof	Asphalt Shingles
Year Built	2019	Driveway	Private
Fireplace	1, Gas	Garage	Single, Built-in
Walk Score	81	Parking	3 Drive, 1 Garage

Welcome to 21 Baby Point Road

Luxurious 4 +1 bedroom new build in prime Baby Point designed by renowned architect David Small! Custom elevator provides accessibility to all levels. Show-stopping main floor boasts stunning gourmet kitchen, open dining area, fabulous living room with gas fireplace, main floor office, mudroom with side and garage entrances, 3-piece bath with hidden shower/dog wash and 10' ceilings. Windows, light and exquisite millwork abound. Living room opens to delightful patio and lush south-facing private backyard with extensive outdoor entertaining space. Upper level features hotel-inspired master retreat with 5-piece ensuite spa bathroom and sumptuous skylit dressing room, three additional beautifully appointed bedrooms, a second 5-piece bathroom, and laundry. Spectacular lower level nanny suite enjoys a full kitchen, bedroom, laundry, 3-piece bathroom and separate entrance. Second staircase to lower level leads to a sizeable recreation/multimedia room. Luxury finishes and uncompromising attention to detail throughout. Approximately 3,400 square feet of total living area (all levels). Integrated single car garage and wide private drive provide parking for a total of 4 cars. Smart home features include: USB ports throughout, Lutron lighting system, Hunter smart sprinkler system, LAN wiring, air exchange system to renew indoor air, and wifi garage door opener. Hard wired exterior security cameras. Central vacuum including kitchen sweep. Separate electrical panel in garage for easy electric vehicle charger installation. A truly one of a kind residence located in one of west Toronto's most coveted neighbourhoods! Join the Baby Point Club for tennis and community activities. Well-situated, a short walk to the shops of Baby Point Gates, Humbercrest PS with French Immersion, the beautiful Humber River parklands, subway and Bloor West Village.

MAIN LEVEL

- Foyer with double closet, wall millwork, crown moulding, tile floor and centre light fixture
- Office/Den with bay window, built-in window seat with cushion, pot lights, centre light fixture and crown moulding
- Dining room with built-ins, double window, wall millwork, crown moulding, hardwood floor, pot lights and centre light fixture
- Gourmet kitchen with large centre island, breakfast bar, pendant lighting, pot lights, Bianco Milano Quartz countertops and backsplash, under cabinet lighting, double undermount stainless steel sink, double window, crown moulding, central vac sweep, appliance garage, spice cabinet, hardwood floor and stainless steel appliances: panelled Bosch fridge, Jenn-Air dual fuel range, custom Sirius exhaust hood insert, panelled Bosch dishwasher and built-in panasonic microwave
- Living room with gas fireplace with marble surround, built-in cabinets, two single windows, pendant lighting, pot lights, crown moulding, hardwood floor, and oversized sliding glass door with walk out to large patio
- Mudroom with built-in bench and upholstered cushion, built-in shelves, cabinets, crown moulding, pot lights, tile floor, access to garage and separate side entrance
- Three piece bathroom with vanity, vanity light, herringbone tile floor, wall millwork, crown moulding and hidden door to shower/dog wash with tile floor and surround, built-in bench, shower niche, handheld showerhead and glass door
- Custom elevator
- 10' ceiling height
- Integrated garage with separate side entrance and entrance to house

SECOND LEVEL

- Master bedroom with 10' ceiling height, crown moulding, pot lights, centre light fixture, triple window, built-ins; large walk-in closet/dressing room with skylight, custom built-in organizers, marble counter, security drawer, velvet jewelry inserts and pot lights; 5 piece ensuite with double vanity, vanity light, custom mirror medicine cabinet, herringbone tile floor, freestanding soaker bathtub, double window, built-ins, crown moulding, pot lights, private toilet and single window with separate frosted glass door and large walk-in shower with tile floor and surround, built-in bench, niche, rain and handheld showerheads, pot lights and glass door
- Three additional generously sized bedrooms with walk-in closets with custom built-in organizers, large windows, crown moulding and centre light fixtures
- Five piece bathroom with double vanity, vanity light, tile floor, window, toilet, crown moulding, pot lights and bathtub with subway tile surround, built-in niche, rain and handheld showerheads, and glass door
- Laundry closet with tile floor, stainless steel LG washer and dryer, quartz countertops, subway tile backsplash, built-in shelves, cabinet and pot lights
- Linen closet in hallway
- Regina Andrew Poppy Glass Chandelier above staircase
- Hardwood floor throughout

LOWER LEVEL

Self-contained nanny suite with separate entrance:

- Open concept living area with three large windows, pot lights and full kitchen with quartz countertops, tile backsplash undermount stainless steel sink, under cabinet lighting, and stainless steel appliances: Frigidaire fridge, Frigidaire electric stove, Whirlpool microwave hood fan, wine cooler and Electrolux washer and dryer
- Bedroom with walk-in closet with custom built-in organizers, window, and centre light fixture
- Three piece bathroom with vanity, vanity light, tile floor, toilet, pot lights and walk-in shower with built-in bench, mosaic tile floor, tile surround, stand up showerhead and glass door
- Note: nanny suite can be locked for separation to rest of basement or left open

Second staircase to lower level for access to:

- Family/recreation room with oversized double closet, broadloom and pot lights
- Under stairs storage
- Utility room with security command centre
- Elevator

EXTERIOR

- Brick exterior
- Front yard with lawn, mature trees, shrubs, perennials and wide private driveway
- Backyard with wood fence, large concrete patio, interlocking, lawn, shrubs, perennials and garden shed

FEATURES

- Custom Cambridge elevator with telephone provides accessibility to all 3 levels
- Hardwood floors are quarter sawn white oak
- Plaster crown mouldings
- Soft close cabinetry throughout, including in closets
- High-end bathroom fixtures from Gingers and DXV
- Air exchange system to renew indoor air, providing fresh air even with windows closed
- USB ports throughout
- Lutron lighting system
- LAN wiring
- Wifi garage door opener
- Hard wired exterior security cameras
- Central vacuum including kitchen sweep
- Separate electrical panel in garage for easy electric vehicle charger installation
- Hunter smart sprinkler system; irrigated planter for flowers or vegetable garden
- Leaf guards on eaves troughs

- Timed interior stair lights
- Exterior lights on timer
- Nest smart thermostat
- Attic storage with ladder and automatic light from laundry room
- Self-closing side gate to backyard

Inclusions: security cameras with command centre and equipment, four TV wall brackets, central vacuum and equipment, ring doorbell, irrigation system, custom window coverings, electrical light fixtures, stainless steel appliances: panelled Bosch fridge, Jenn-Air dual fuel range, custom Sirius exhaust hood insert, panelled Bosch dishwasher, built-in panasonic microwave, stainless steel LG washer and dryer, and lower level stainless steel appliances: Frigidaire fridge, Frigidaire electric stove, Whirlpool microwave hood fan, wine cooler and Electrolux washer and dryer; garage door opener, garden shed

Exclusions: barbeque, four wall-mounted TVs, sound bar above TV in living room, August lock on entry door from garage

Rental: hot water tank - \$43.03 per month + HST

Schools: Complete list of schools with live links on babiakteam.com