

156 Humbercrest Boulevard

Lot Size	45' x 151.5'	Heating	Gas-Fired Hot Water Boiler
Taxes	\$5,794.21 (2019)*	Cooling	Central Air
Possession	90 Days	Electrical	100 AMP
Square Footage	1,495 s.f. Above Grade	Plumbing	Copper, plastic & lead supply
Bedrooms	3+1	Roof	Asphalt Shingles
Bathrooms	2 Full	Parking Spots	2 Driveway, 1 Garage
Fireplaces	1 Brick	Driveway	Private
Year Built	1966	Garage	Single Attached

Welcome to 156 Humbercrest Boulevard

Pristine brick and stone centre hall on a grand 45' ravine lot in Baby Point. Seamless blend of updates and original character: main floor with welcoming foyer, hardwood floors throughout, formal dining room with wainscoting, large living room with brick fireplace and new kitchen with granite counters and stainless steel appliances; second floor with three generous bedrooms, including a large master retreat, plus an updated family bath. Versatile, finished lower level suits nanny or in-laws. Attached garage with parking for three in private drive. Walkout to a backyard oasis: lawn, perennials, 22' x 14' tiered deck perched atop the wooded ravine with unobstructed west vistas. Walk to Loblaws; Baby Point Gates restos, cafes and shops; and TTC. Excellent area schools (including French Immersion) and recreational opportunities abound along the Humber River and trails. A wonderful opportunity to own a stately, move in ready home with room to grow!

MAIN LEVEL

- Foyer with coat closet, hardwood floor, wainscoting, entry door with leaded glass window and sidelights and double French doors opening to the living room and dining room
- Living room with hardwood floor, crown moulding, double window, triple window with built-in ledge overlooking backyard and brick fireplace with quarry tile hearth and wood mantle
- Dining room with hardwood floor, wainscoting, plate rail, centre light fixture and triple window overlooking front yard
- Kitchen with tile floor, breakfast bar, pot lights, pendant lights, two windows, pantry, subway tile backsplash, single undermount sink, granite counter and stainless steel appliances: Samsung French door fridge, LG microwave, exhaust hood, Samsung stove and Samsung dishwasher

SECOND LEVEL

- Master bedroom with hardwood floor, double window overlooking front yard, single window and two closets
- Two additional bedrooms with windows, closets and hardwood floors
- Four piece bathroom with marble floor, tile surround, vanity, sconces, toilet, frosted window, linen storage and bathtub with showerhead

LOWER LEVEL

- Large recreation room with pot lights, laminate floor, window and storage closet
- Kitchen with window, sink, pot lights, laminate floor, Frigidaire stove, Danby fridge, Danby microwave and double closet
- Three piece bathroom with dual flush toilet, vanity, walk-in shower with tile surround, marble jambs and pot light and laminate floor,
- Office/bedroom with two windows, pot lights and laminate floor

- Laundry room with washer, dryer, laundry sink, tile backsplash, tile floor, window, storage closet and linen closet
- Furnace room

EXTERIOR

- Brick, stone & stucco exterior
- Front yard with lawn, mature trees, shrubs, walkway, stone steps, covered entry, private drive and single attached garage
- Backyard with stone patio, tiered deck, lawn, mature trees and ravine

UPDATES & FEATURES

- Upstairs and downstairs bathrooms (2018 & 2019, respectively)
- New kitchen (2018)
- Most windows updated (~2015)
- New drains in lower level; backflow preventer
- Updated electrical in kitchen and lower level

Inclusions: Samsung French door fridge, LG microwave, exhaust hood, Samsung stove, Samsung dishwasher, Frigidaire stove, Danby fridge, Danby microwave, washer, dryer, electrical light fixtures, window coverings, gas boiler, central AC system.

Rental: Gas hot water tank- Enercare.

Schools: Humbercrest Public School, St. James Catholic School, Runnymede Collegiate Institute, Bishop Marrocco/Thomas Merton Catholic Secondary School. Complete list of schools with live links on babiakteam.com

*Buyer to verify taxes