

## 68 Humber Trail

Lot Size	30' x 95'	Heating	Gas-Fired Hot Water Boiler
Taxes	\$6,625.14 (2018)	Cooling	Ductless
Possession	45-75 Days	Electrical	200 AMP
Square Footage	1,678 s.f. Above Grade	Plumbing	Copper
Year Built	1926	Roof	Asphalt Shingles & Bitumen
Bedrooms	3+1	Driveway	Private
Bathrooms	2 Full	Parking Spots	1
Fireplaces	1 Gas, 1 Wood-Burning	Transit Score	83

### Welcome to 68 Humber Trail

Exceptional, meticulously cared for 3 bedroom Old Mill home well situated on a quiet, family-friendly street. Beautiful main floor design includes an elegant living room with wood-burning fireplace; formal dining room with plate rail; contemporary kitchen with sumptuous marble counters, custom wood cabinets, glass backsplash, stainless steel appliances; adjoining breakfast area with walk-out to exquisitely landscaped private backyard oasis. Second floor features a generous master bedroom with custom solid maple built-ins and generous closet; second bedroom with walk-in closet and lofty 10' 8" ceiling height; large family room with gas fireplace, custom solid maple wall unit including bar fridge, skylight, and 10' 8" ceiling height; sizeable 4-piece bathroom with vaulted ceiling, heated floor and shower that converts to steam room. Open plan family room could be used as a third bedroom and partition wall could be added easily. Lower level includes a separate self-contained in-law suite with full updated kitchen open to living room, separate bedroom, 3-piece bathroom and 7' ceiling height. An incredible backyard studio (floor space of approx. 425 sq ft) with skylights, heating, air conditioning and roughed-in plumbing puts this property over the top and provides for a combined above grade useable space (heated and air conditioned) of over 2,000 square feet (house + studio). Let your imagination flow as you decide how to use this additional space! Private driveway with parking for one car. Updated mechanicals including wiring and plumbing. Most radiators upgraded to sleek Runtal units. Owned hot water tanks. Too many upgrades to list! Steps to Bloor West Village shops, subway, parks and the Baby Point Gates. Highly rated area schools including Humbercrest P.S. (with French Immersion) and St. Pius X. Recreational opportunities abound through the beautiful Humber River parklands and trails. Move in and enjoy!

#### MAIN LEVEL

- Foyer with closet, original gum wood wainscoting, marble floor and leaded glass window
- Living room with hardwood floor, updated wood-burning fireplace and fire box with marble surround and wood mantel, original gun wood trim, speaker hookup and volume control, and updated double pane bow window with Nanik wood blinds
- Dining room with updated double pane triple window with Nanik wood blinds overlooking backyard, original gum wood trim, plate rail, broken glass detector and chandelier
- Kitchen with glass subway tile backsplash, marble counter, marble floor, double undermount stainless steel sink, pot lights, crown moulding, custom cabinets, under cabinet lighting, stained glass window and stainless steel appliances: Miele dishwasher, Panasonic microwave, Jenn-Air stove, Miele exhaust hood, Jenn-Air double door fridge
- Breakfast area with bay window, marble floor, built-in wall speakers, crown moulding, chandelier and sliding door walkout to covered deck

#### SECOND LEVEL

- Master bedroom with windows overlooking front yard with Nanik wood blinds and blackout blinds, hardwood floor, solid birdseye maple built-ins, crown moulding, surround sound speakers in ceiling and centre speaker, pot lights and large closet
- Second bedroom with 10'8" vaulted ceiling, hardwood floor, walk-in closet and windows overlooking backyard with Nanik wood blinds

- Family room/bedroom with 10'8" vaulted ceiling, hardwood floor, gas fireplace with granite surround and solid birdseye maple mantel, solid birdseye maple built-in media centre/desk with bar fridge, pot lights, wiring for two speakers above wall unit, volume control for room speakers, Velux skylight with rain sensor and large window with Nanik wood blinds
- Four piece bathroom with 13'6" vaulted ceiling, Velux skylight with rain sensor, tumbled heated Botticino marble floor, tumbled Botticino marble surround, built-in oversized jacuzzi soaker tub, glass-enclosed shower stall (converts to steam room) with built-in shower bench, custom vanity and mirror, toilet, gold and nickel plated fixtures, 1" copper water supply line, remote wall speakers with volume control, auto moisture sensor for fan control and custom hand-painted mural
- Built-in linen closet in hallway; custom stained-glass window and Mitsubishi Slim Jim ductless air conditioner in stairwell

#### LOWER LEVEL

- Separate entrance
- Living area with closet with mirrored sliding doors, broadloom, above grade window with blinds and track light
- Kitchen with pot lights, tile floor, tile backsplash, under cabinet lighting, sink, breakfast bar, Frigidaire fridge, Bosch dishwasher, Panasonic microwave, NuTone exhaust hood and Frigidaire stove
- Bedroom with window with wood blinds, broadloom
- Updated three piece bathroom with tile floor, shower stall with tile floor and surround and marble accents, Kohler toilet and built-in vanity with mirror
- Boiler room
- Laundry area with Maytag Atlantis washer & dryer and laundry sink
- Closet with Electrolux central vacuum

#### STUDIO/GYM

- Vaulted ceilings, three skylights, new air conditioning unit (2018), programmable thermostat, cable TV hookup, roughed-in plumbing under floor in southwest corner
- Storage area/studio with skylight, wood storage, two storage racks and two bike racks

#### EXTERIOR

- Brick exterior
- Front yard with private driveway, shrubs, perennials, trees, natural stone walkway, parking pad, porch, Kichler lighting system, programmable irrigation system and three bronze irrigated planters
- Fully fenced, private backyard with covered deck with roll down sun shade, stone patio, shrubs, trees and perennials, custom built-in planters, built-in bbq with gas line, remote speakers and volume control, custom designed rod iron fencing and gate and 5 custom built iron trellises

#### UPDATES & FEATURES

- Kitchen fully renovated (2013)~ \$100,000
- New roof by Canadian Roofing Company (2015)
- Extensive Kichler Lighting System including pathway lights, spot lights, deck lights and illuminated street number (divided into seven groups, each of which can be controlled individually or programmed on a timer)
- 5 level programmable irrigation system
- Metal leaf guards on all eavestroughs
- Sleek low profile Runtal radiator units
- Internet-based thermostat
- Electrolux central vacuum
- House has been draft-proofed

#### UTILITIES (2018)

- Heat ~ \$1,174.69
- Hydro ~ \$1,514.60
- Water ~ \$1,523.80

Inclusions: Miele dishwasher, Panasonic microwave, Jenn-Air stove, Miele exhaust hood, Jenn-Air double door fridge, bar fridge, Frigidaire fridge, Bosch dishwasher, NuTone exhaust hood, Panasonic microwave, Frigidaire stove, Maytag Atlantis washer, Maytag Atlantis dryer, two 40 gallon gas hot water heaters, Mitsubishi Slim Jim ductless air conditioner, gas-fired hot water boiler, window coverings, electrical light fixtures, Electrolux central vacuum, two storage racks and two bike racks in storage area/studio, planters at front of house.

#### RENTAL INCOME

	Monthly	Annual	Notes
LOWER LEVEL	\$1,200*	\$14,400	month-to-month

\*Rent amount as of August 1, 2019

Schools: Humbercrest Public School, St Pius X Catholic School, Runnymede Collegiate Institute, Bishop Allen Academy, HumberSide Collegiate (French Immersion). Complete list of schools with live links on [babiakteam.com](http://babiakteam.com)