

77 Humbercrest Boulevard

Lot Size	40' x 194.48' - Irregular	Heating	Gas-Fired Hot Water Boiler
Taxes	\$8,681.01 (2018)	Electrical	200 AMP
Possession	30-60 Days	Plumbing	Copper
Square Footage	2,010 s.f. Above Grade	Roof	Asphalt Shingles & Bitumen
Year Built	1927	Parking Spots	4 Driveway, 1 Garage
Bedrooms	4+1	Garage	Single Attached
Bathrooms	3 Full	Driveway	Private
Fireplaces	1 Wood-Burning		

Welcome to 77 Humbercrest Boulevard

An outstanding 4-bedroom forever home in Baby Point with spacious principal rooms, an enviable wide private drive, and a dreamy 195' deep park-like lot. Main floor offers a welcoming foyer with wainscoting, large living room with brick fireplace, crown moulding and leaded glass windows, formal dining room with walkout to deck, renovated kitchen with stainless steel appliances, granite counters, and stone backsplash, and a lovely adjoining breakfast room with plentiful windows and a second walkout to the backyard. Wonderful covered back verandah with sumptuous garden views feels like your own private country club, a perfect outdoor living area for entertaining or relaxing. Second floor boasts four generous bedrooms and two full bathrooms, including a private master retreat with windows on 3 sides, a 3-piece ensuite, and full walk-in closet. Fully finished lower level in-law suite includes separate side entry, bedroom, full kitchen, large recreation room with oversized south-facing window, and 3-piece bathroom with own laundry. Impressive treed surroundings provide scenic views from all sides. Owned hot water tank. Steps from the Baby Point Club, offering tennis and social events, Baby Point Gates shops and restaurants, and TTC. Excellent area schools and recreational opportunities abound through the beautiful Humber River parklands and trails.

MAIN LEVEL

- Foyer with closet, hardwood floors, wainscoting, stained glass window and French doors opening to living room
- Living room with hardwood floors, crown moulding, leaded glass windows, wood-burning fireplace with brick surround, sconces and French doors opening to dining room
- Dining room with hardwood floors, sliding door walkout to deck and French door to breakfast room
- Kitchen with tile floor, under cabinet lighting, pendant light, pot lights, double undermount stainless steel sink, granite counters, stone tile backsplash, window and stainless steel appliances: Ikea dishwasher, Ikea fridge with water & ice dispenser, Schott Ceran stove and Ikea microwave
- Breakfast room with tile floor, windows and walkout to deck

SECOND LEVEL

- Master bedroom with broadloom, three sets of windows, walk-in closet and three piece ensuite bathroom
- Three additional bedrooms with hardwood floors
- Laundry room with shelving, folding counter, window and stacked Whirlpool Duet washer & dryer
- Four piece family bathroom with glass enclosed bathtub with tile surround and rain showerhead, tile floor, large vanity, toilet, medicine cabinet and linen storage
- Cathedral ceiling and skylight in hallway

LOWER LEVEL

- Recreation room with two windows, broadloom, pot lights and two storage closets
- Kitchen with pot lights, double sink, window, built-in desk and appliances: Whirlpool stove, NuTone exhaust hood, Kelvinator fridge and GE dishwasher
- Bedroom with window and double closet
- Three piece bathroom with corner shower stall, pot lights, window and laundry area with Kenmore washer & dryer

EXTERIOR

- Brick exterior
- Front yard with covered front porch, interlocking and stone pathway, lawn, trees, shrubs, planters, private driveway, covered carport and single attached garage
- Private, landscaped, fenced backyard with wood deck, covered verandah, lawn, mature trees, shrubs and planters

UPDATES & FEATURES

- New tile floor in kitchen (2019)~ \$8,000
- New broadloom in lower level (2019)~ \$2,300
- New gas-fired hot water boiler with combination hot water heater (2014)~ \$13,000
- Kitchen renovated (2010)~ \$30,000
- Eavestroughs & roof (2006)
- Master ensuite renovated (2005)
- Main bathroom renovated (2003)
- Full plumbing line replacement from stack to city line
- 200 AMP electrical service
- Landscaping continually maintained

UTILITIES (2018)

- Hydro ~ \$2,163
- Heat ~ \$1,026
- Water ~ \$629

Inclusions: Ikea dishwasher, Ikea fridge with water & ice dispenser, Schott Ceran stove, Ikea microwave, Whirlpool duet washer, Whirlpool duet dryer, Whirlpool stove, NuTone exhaust hood, Kelvinator fridge and GE dishwasher, Kenmore washer, Kenmore dryer, gas-fired hot water boiler, combination hot water heater, window coverings, electrical light fixtures.

Exclusions: All artwork and garden ornaments.

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