

RIVERVIEW

87 RIVERVIEW GARDENS

PRESENTED BY THE DALINDA TEAM





87 RIVERVIEW GARDENS

Amongst the enchanting Old Mill community, perched above lush scenery on a secluded cul-de-sac, 87 Riverview Gardens is a charming 2,267 total square foot, 8-room residence, with a private drive, overlooking the Humber River.

This superb location is just steps to the Humber parklands trails, subway, tennis courts, and Bloor West Village shops and restaurants.

The welcoming expansive living room features a leaded bay window, impressive stone fireplace and elegant stained glass windows. Intricately leaded double glass doors open to the separate dining room. The eat-in kitchen opens to a den that overlooks the private gardens. Upstairs are 3 generous bedrooms, a heated sunroom and an updated 4-piece bath.

This residence appeals to buyers seeking a home in original condition that they can make their own. It also appeals to nature enthusiasts and to families looking for a child-friendly street with quick access to top schools.



















ABOUT BABY POINT

Baby Point is one of Toronto’s finest neighborhoods, offering a bucolic community with tree lined streets meandering around the Humber River and its’ parklands.

The Honorable James Baby, a fur trader and politician in Upper Canada, had purchased this Garden of Eden overlooking the Humber River in 1816. Much of Baby’s land had been occupied by a lush apple orchard, and, at one point, a natural fresh water spring had run from the rolling topography. This prized water had even been bottled and shipped around the world.

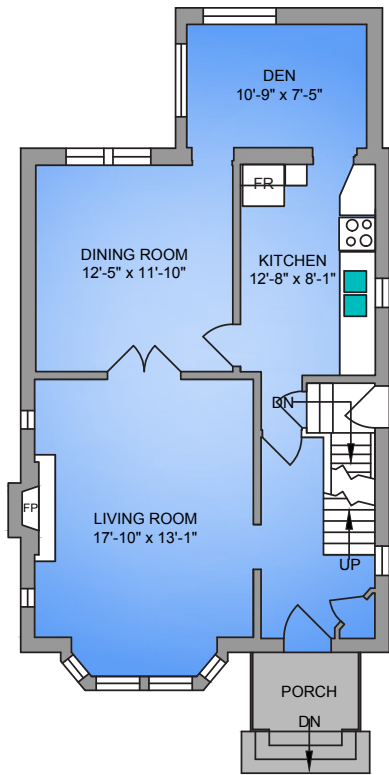
In its present form, Baby Point had been founded and built in 1912 by Robert Home Smith, who had sought to create an English style garden community by committing his vision to the highest standards of integrity, design, and elegance.

Baby Point boasts some of the best schools in Toronto West and quick travel times to the downtown core and the airport, via car or public transit.

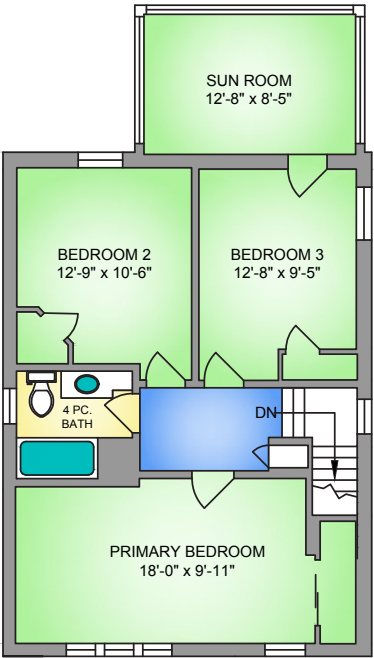
FLOOR PLANS



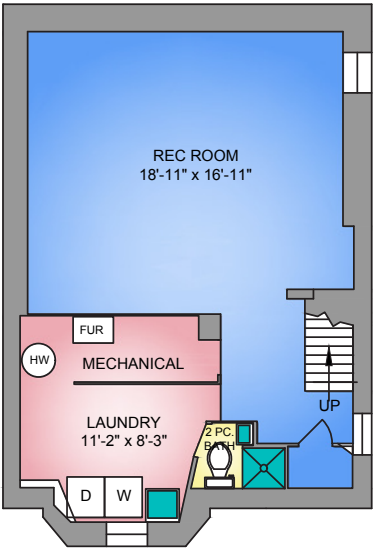
MAIN FLOOR
792 SQ. FT.
8' CEILING



UPPER FLOOR
788 SQ. FT.
8' CEILING



LOWER FLOOR
687 SQ. FT.
6'-7' CEILING



Lot Size: 32.5 x 200



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