

THIRTY-SEVEN ANGLESEY BLVD



FOR SALE AT: \$998,000 LOT SIZE: 55 x 130 Feet



THIS RESIDENCE IS LOCATED IN THE HUMBER VALLEY VILLAGE, ONE OF TORONTO'S FINEST NEIGHBORHOODS. FROM THE 1930s THROUGH TO THE 1960s, THE HUMBER VALLEY VILLAGE HAD BEEN ONE OF THE LAST COMMUNITIES THAT HAD BEEN DEVELOPED BY HOME SMITH, WHO HAD ALSO BUILT THE KINGSMAY, PRINCESS ANNE MANOR, BABY POINT, OLD MILL, AND BRULE GARDENS. THE HUMBER VALLEY VILLAGE FEATURES ROLLING LANDSCAPES, TWISTING ROADS, AND MANY LUSH TREES THAT HIGHLIGHT THE MAJESTIC HOMES THAT FORM THIS ENCHANTING NEIGHBORHOOD. THE HUMBER VALLEY VILLAGE BOASTS SOME OF THE BEST SCHOOLS IN TORONTO WEST, INCLUDING KINGSMAY COLLEGE SCHOOLS, HUMBER VALLEY PUBLIC SCHOOLS, AND ETOBICOKE COLLEGIATE, THE HUMBERTOWN SHOPPING PLAZA, THE RENOWNED ST. GEORGE'S GOLF CLUB, BEAUTIFUL PARKS, INCLUDING JAMES GARDENS, AND QUICK TRAVEL TIMES TO THE DOWNTOWN CORE AND THE AIRPORT, VIA CAR OR PUBLIC TRANSIT.

EXCEEDING EXPECTATIONS



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HUMBER VALLEY VILLAGE RENOVATION!

THIS STUNNING HOME IS A 4-BEDROOM LUXURY RESIDENCE THAT HAS BEEN METICULOUSLY RENOVATED IN THE SOUGHT AFTER HUMBER VALLEY VILLAGE. QUALITY WORKMANSHIP AND SOPHISTICATED STYLING ARE HALLMARKS OF THIS HOME'S OPEN CONCEPT DESIGN.

EXCEEDING EXPECTATIONS



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The state of the art kitchen, with granite counters and backsplash, features top of the line stainless steel appliances. The dining room features walnut hardwood floors, superior quality built-in cabinetry, and a wall of glass overlooking spectacular gardens, with a walkout to the patio. A limestone custom-gas fireplace accentuates the majestic living room. The family room features rich oak wood flooring, a gas fireplace, stunning cabinetry, and a walkout. This home is surrounded by magical gardens that have been professionally designed by a landscape architect, providing ultimate privacy.

