

WELCOME TO 36 HUMBER TRAIL



This residence is located just steps to the Old Mill and Bloor West Village, Toronto's most popular west end community. Bloor West Village had been founded in 1909 by the instrumental efforts of Colonel William Smith Durie, who had owned the lands now known as Bloor West Village, and Eastern European immigrants, who had innovatively developed the area and its businesses. This neighborhood boasts some of Toronto's best shopping and dining destinations, the best schools in Toronto West, Old Mill bike trails and parklands, and quick travel times to the downtown core and the airport, via car or public transit.

FOR SALE AT: \$849,500

LOT SIZE: 28 x 98 feet

TAXES: \$4,596.83 (2007)

SPECIAL FEATURES

- Existing upgraded light fixtures & fans
- Pot lighting
- Custom California shutters
- Refinished hardwood floors
- Stainless steel appliances; fridge, stove, built-in dishwasher, & microwave
- Washer & dryer
- Jacuzzi
- Ductless central air system
- New open concept kitchen, with granite counters & backsplash and center island
- Oversized glass doors, with walkout to sundeck
- Custom built-in cabinetry, with built-in flat screen TV & lighting
- Crown mouldings in living & dining room
- New gas fireplace
- New interlocking brick parking pad
- Newly finished basement, with laminate floors
- Built-in laundry
- Built-in office desk
- Freshly painted interior & exterior
- New screen doors
- 2 designer baths



EXCEEDING EXPECTATIONS

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This home is a stunning 3+1-bedroom, 2-bathroom, luxuriously renovated Old Mill residence that features superb workmanship and every conceivable amenity! Rare, idyllic backyard oasis includes a deck, brick patio, and walkways perfect for summer entertaining!



EXCEEDING EXPECTATIONS

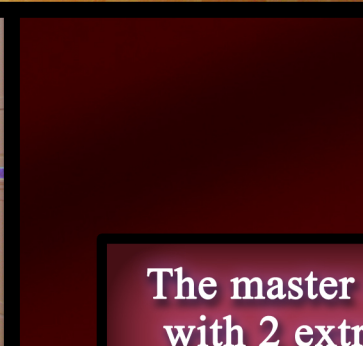
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The master suite has been created by combining two of the bedrooms, allowing for a spacious retreat, with 2 extra large closets, with closet organizers. The master also has a cozy nook, with fireplace. Outside, there is a mutual drive, with an insulated detached garage, plus legal, private front parking.

