

W E L C O M E T O  
14 HUMBER TRAIL & 49 WEATHERELL STREET



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: \$952,500

LOT SIZE: 37.5 x 95 feet TAXES: \$5,407.03 (2007)

### SPECIAL FEATURES

- Designer light fixtures
- Pot lighting
- Refinished and stained hardwood floors
- Refinished rich oak trim
- Marble foyer
- 2 new forced air hi efficiency gas furnaces (04)
- 2 central air conditioners (04)
- 2 gas hot water heaters
- 2 new 100 amp services
- Cat 5 wiring in most rooms
- New roof, eaves, soffits, and troughs (03)
- New drains and 3/4" copper water service
- New plumbing
- New double hung thermal windows, with tilt feature (except basement)
- New doors
- 2 skylights
- Flagstone patio
- Fenced garden
- Soundproof insulation between ceilings and all inner walls
- Stainless steel appliances in main kitchen include 5-burner Thermador gas cooktop, fridge, built in dishwasher, and double wall ovens
- Upper unit appliances include stove, fridge, built in dishwasher, and washer and dryer
- Washer & dryer in basement
- Oversized 1.5 car garage



### EXCEEDING EXPECTATIONS

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This spectacular Old Mill duplex has two spacious retrofit units, each with their own municipal addresses! This stunning renovation features designer kitchens and baths, as well as being a meticulous restoration throughout!



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14 Humber Trail, the upper unit, is a two-level, 3-bedroom unit of about 1,600 square feet. 49 Weatherell Street, the lower unit, has 2-bedrooms, plus a lower level rec room for a total of about 1,500 square feet. Each unit is separately metered for gas and hydro, and each unit has their own laundry facilities.

