



## Welcome to 3A Humberview Rd

### Located in the Lambton-Baby Point

**Total Square Footage:** 1,600 sf + 600 sf below grade

#### Property Highlights:

- 4 Beds & 4 Baths
- 3 Total Parking: 1 Garage & 2 Private Drive
- South-facing deck with Private Backyard
- Fully Finished Basement with 3 piece bath and access to garage
- Located in the top-rated school district: Runnymede PS, St. Pius X, Humberside CI
- Family-friendly Neighbourhood
- Close to trails and parks
- 7 minute walk to Jane Subway station
- Quick access to shops on Jane Street, the Junction and Bloor West Village

#### Property Upgrades:

- Updated Kitchen: New Granite Island Countertop, Sink and Faucet (2024)
- Professionally Painted (2024)
- Front Pathway, Retaining Wall and Landscaping (2022)
- Roof (2018)
- Full Basement Renovation with Gas Fireplace and Built-in Bookshelves (2015)
- Windows Replaced (2013)
- Backyard Remodelled; Including Deck and Glass Railing (2013)
- Frontyard Glass Railing (2013)