



49 Halford Avenue

Beautiful Setting in Old Mill



Check out the YouTube video at www.LovelyTorontoHomes.com

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Guiding you home



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Family Dream Home in the Old Mill!

Grand, detached 2.5 storey home set on a wide 42' lot in this exclusive enclave of homes north of Bloor and West of Jane. **A unique opportunity** to live in sophisticated surroundings in a beautiful, mature neighbourhood!

Charming centre hall plan retains original character & classic integrity combined with many modern upgrades! Well-appointed principal rooms and over **3300 square feet of superb living space.**

Main floor **home office/den** and **5 bedrooms** including an incredible **3rd floor suite with separate 3-piece bath. Finished lower level** has excellent ceiling height and a **HUGE recreation room** with plenty of extra storage space throughout!

Many extensive updates and upgraded mechanicals make this a solid home for a growing family and move-up buyer.

Impeccably restored, detached 1 car garage and **one of the few private drives** in the area which offers **parking for 2 additional cars. Private, fully-enclosed backyard** for enjoying lazy summer days.

Great community spirit! Old Mill is recognized as one of **Toronto's premier family neighbourhoods.** It's a **shopper's paradise** and **nature enthusiast's** dream which is close to some of the best parks, hiking trails and recreational activities! **It's also in a highly regarded school catchment.**

Without a doubt one of the **prettiest settings in Toronto has to be at the nearby Humber River as it flows alongside Etienne Brule Park** just below the historic Old Mill Inn and Spa.

Details Inside:

Main Floor

Superb, expansive main floor boasts an excellent flow for family life/entertaining

- **Exquisite original, etched-glass front door**
- **Double door entry** with slate floors, **leaded glass door** & wainscotting
- **Elegant front foyer** has a **coat closet** and leads to the **living and dining rooms through classic French doors**
- **Gracious living room** with a **toasty wood-burning fireplace, oak mantle** and **pretty leaded-glass windows**
- **A dining room meant for hosting!** **Gumwood trim, wainscotting, leaded glass window** and a convenient pass through to the kitchen.
- **Large eat-in kitchen and breakfast room** with a **separate side door entrance that leads out to the beautiful back garden**
- **Den/home office** just off the living room has a wall of windows overlooking the pretty backyard

- **Gorgeous maintained original oak trim** and **hardwood floors** throughout

Second Floor

Spacious 2nd floor landing has an ideal layout for peaceful nights

- **Four spacious bedrooms** each with a well-sized closet. Wainscotting, hardwood floors throughout plus a large linen closet
- **5-piece family bath** with a double vanity, tiled floors & **leaded glass window**

Third Floor

Perfect space for a fabulous master retreat or family room

- **This 5th bedroom has 460 square feet** of amazing space to use as you wish.
- **3-piece bath** with glass enclosed shower
- **Hardwood floors**
- **Large cedar closet**

Lower Level

Huge, open concept recreation/games room with excellent ceiling height! **990 square feet**

- Family time, or space for kids & their pals to watch TV, play games or just chill out
- **Lower-level foyer** with tiled floors
- Broadloom
- **3-piece bath**
- Under-stair storage. **Laundry room** with shelving & storage space
- Large utility room with built-in shelving and lots of extra storage space

Upgrades & Improvements

2016 ~ Renovated the kitchen
~ Installed new broadloom in basement
~ Professionally painted throughout

2013 ~ Furnace
~ Re-shingled the roof

2010 ~ Replaced garage including reinforcing the concrete floors

2006 ~ Replaced most of the windows with double hung & casement windows

2004 ~ Installed 2 Mr. Slim Jim air conditioning units

2002 ~ Updated all wiring & installed 200 amp service panel
~ Renovated all 3 bathrooms
~ Renovated kitchen and removed wall to make a larger eat-in style kitchen
~ Removed wall in 3rd floor to open the space
~ Finished the lower level
~ Added pot lights and sconces in the living room
~ Opened wall and reframed stained glass window in the dining room
~ Refinished all hardwood floors throughout
~ Removed asbestos
~ Removed oil tank & upgraded to gas

Bedrooms: 5	Baths: 3 (1 x 5 Piece on 2nd Floor)	(1 x 3 Piece on Third Floor)	(1 x 3 Piece in Lower Level)
Approx Sq. Ft: 3330 square feet (includes the lower level)		Parking: Detached 1 car garage & private drive parking for 2 cars	
2015 Approximate Annual Expenses: Taxes: \$7800.00 Hydro: \$2850.00 Heating/Gas: \$3037.00 Water/Waste: \$920.00 Insurance: \$2050.00			
Lot Size: 42.00 x 95.00 Feet		Possession: 60 Days/TBA	
Inclusions: Stainless steel fridge, stove, built-in dishwasher & microwave, washer, dryer, electric light fixtures, window coverings, fridge in lower level, broadloom where laid, hot water tank (rental), alarm system (buyer to assume their own contract). Exclusions: Wine fridge in lower level			

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Beautiful Tranquil Setting in Old Mill!

This location can't be beat! Located west of Jane, north of Bloor, east of Old Mill & South of Humberview Road! 49 Halford Avenue is **centred between the highly coveted neighbourhoods of Bloor West Village and Baby Point.**

A picturesque, family-friendly, quiet tree-lined street, with children of all ages makes this a **dream spot to raise your family!**

Many festivals and events are held throughout the year. There is a June Sidewalk Sale, a July Festival, Ukrainian Festival & Sidewalk Sale, Halloween Festival, Cavalcade of Lights & Christmas in the Village.

Prepare to be pampered... Bloor West Village attracts shoppers from all over the city, with a **variety of services, green grocers, bakeries, delicatessens, specialty food shops, cafes and restaurants.**

Excellent school district! Humbercrest P.S., Runnymede Collegiate, French Immersion & Catholic schools (St. Pius) as well as many great private and alternative schools close by.

Plenty of parks surround! Right across the street from neighbourhood **Lessard Park** and popular **Etienne Brule Park** featuring a **paved trail that follows the route of the Humber River** and is perfect for walking, jogging, cycling and in the winter cross-country skiing. A popular spot for picnics and fishing in the Humber River!

Fans of the great outdoors will also appreciate being so close to the jewel of Toronto's park system, **High Park. The highlights are: Grenadier Pond, 399 acres of public parkland** including an outdoor theatre, playgrounds, local zoo picnic grounds, extensive dogs off-leash areas, flower gardens a historic museum, and plenty of sports options. **Easy access to Lake Ontario to cycle, blade, run or walk along The Martin Goodman Trail.**

Lots of local recreation! The Old Mill Inn, Spa & Tennis Club which contains four courts, is open the public. Movie goers can catch all of the latest Hollywood films at the **Humber Theatre** at Bloor and Jane Street. Lambton Golf & Country Club, Scarlett Woods, Islington & St. George's Country Club to name but a few for all you avid golfers.

Well served by the TTC. Walk to either the **Old Mill or Jane Subway stations** connecting you to the Bloor-Danforth subway lines.

Motorists enjoy quick & easy access to Lake Shore Blvd, Gardiner Expressway via South Kingsway, QEW and the Airport.

