



FOR SALE

DETACHED

MLS# W14082218

# 9 Humber Ridge Drive, Toronto, ON M8Y 1Z9

Stonegate-Queensway, Toronto · M8Y 1Z9

C\$ 1,599,900

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 3        | 2         | 1,300 | 6       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

# ABOUT THIS PROPERTY

Welcome to Sunnylea! This classic mid-century"Built in 1956 and believed to have been designed by noted mid-century architect Alan Crossley" This detached home offers exceptional natural light, spacious principal rooms and a functional open-concept layout ideal for everyday living and entertaining. The impressive main living area features soaring cathedral ceilings with floor to ceiling windows, oak hardwood floors and a beautiful gas fireplace. A tastefully updated kitchen complements the home's timeless character. Updated Main bath with sky light and jacuzzi bath, The generous lower level offers a large recreation room with fireplace, excellent storage and a versatile additional room ideal for a home office, gym or fourth bedroom. Walk out to a spacious deck overlooking beautifully landscaped, terraced gardens surrounded by mature trees. Situated on an impressive 55' x 148' lot, this property offers exceptional outdoor space, privacy and a double-car garage with private double driveway. Located on a quiet, family-friendly street in desirable East Sunnylea, just minutes from excellent schools, Sunnylea Park, Park Lawn Park, Humber River walking and cycling trails, The Kingsway's shops and restaurants, Royal York and Old Mill subway stations, and convenient access to the Gardiner Expressway and downtown Toronto. A wonderful opportunity to own a distinctive home in one of Etobicoke's most sought-after neighbourhoods! "The architect Alan Crossley originally designed Etobicoke Fire Station No. 6. on Park Lawn the building is identified as Modernist in Architectural Conservancy Ontario's TO Built database."

## FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Park
- ✓ Library
- ✓ Place Of Worship
- ✓ School

## PROPERTY DETAILS

|                |                     |
|----------------|---------------------|
| PROPERTY TYPE  | Detached            |
| LISTING STATUS | For Sale            |
| STYLE          | Sidesplit           |
| PROPERTY TYPE  | Detached            |
| BASEMENT       | Finished            |
| FACING         | West                |
| AREA RANGE     | 1100-1500 sqft      |
| PARKING        | 6 spaces            |
| ANNUAL TAX     | \$8,080             |
| POSTAL CODE    | M8Y 1Z9             |
| NEIGHBOURHOOD  | Stonegate-Queensway |

## ROOM BREAKDOWN

| ROOM | LEVEL | DIMENSIONS | FEATURES |
|------|-------|------------|----------|
|------|-------|------------|----------|

|                 |        |   |                                                          |
|-----------------|--------|---|----------------------------------------------------------|
| Living Room     | Main   | — | Broadloom                                                |
| Dining Room     | Main   | — | Hardwood Floor, Cathedral Ceiling(s), Overlooks Backyard |
| Kitchen         | Main   | — | Eat-in Kitchen, Overlooks Backyard, Walk-Out             |
| Primary Bedroom | Upper  | — | Double Closet, Cathedral Ceiling(s), California Shutters |
| Bedroom 2       | Second | — | Double Closet, Cathedral Ceiling(s), California Shutters |
| Bedroom 3       | Second | — | Hardwood Floor, Large Closet, California Shutters        |
| Family Room     | Lower  | — | Fireplace, Double Closet, Walk-Up                        |
| Office          | Lower  | — | Tile Floor, B/I Shelves                                  |
| Laundry         | Lower  | — | Laundry Sink, B/I Shelves, Tile Floor                    |
| Furnace Room    | Lower  | — | Concrete Floor                                           |
| —               | —      | — | —                                                        |

GALLERY





## LISTING AGENT

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