FOR SALE | DETACHED | MLS# W14117664

84 Humbervale Boulevard, Toronto, ON M8Y 3P4

Stonegate-Queensway, Toronto · M8Y 3P4

C$ 2,655,000

5	3	2,250	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Timeless Tudor elegance meets modern luxury in the heart of sought-after Sunnylea. With a completely renovated exterior and a major interior transformation, this exceptional residence offers high-end living just steps from Bloor Street, the subway, and the charming shops and restaurants of The Kingsway.The exterior has been completely reimagined with all-new stucco and refined Tudor styling, making it virtually brand new. A new front entrance and substantial custom door make a grand first impression. Professional landscaping with side pathways, a private driveway for four cars, and a custom side shed with roll-up door that discreetly stores tools and bins. A side entrance opens to a brand-new mudroom. The 120-foot-deep lot is a rare find. The landscaped backyard is a private, year-round retreat with mature trees, a new fence, a new deck, irrigation, lighting, and an entertaining area.Inside, extensive 2022 updates include high-end Pella windows, repositioned windows and sliding doors, pot lighting, all-new mechanicals, an oversized owned hot water heater, and refreshed bathrooms. The kitchen features refreshed cabinetry with new pull-out drawers, plus an eat-in nook with bench seating in the bright addition with large windows and power blinds. Custom cabinetry and storage abound. The spacious primary bedroom boasts vaulted ceilings, an enlarged window, a sitting area, secondary HVAC, and a walk-through custom closet.The inviting 2024 lower level showcases custom cabinetry with abundant storage and a clean, modern design. It offers a bedroom, office, or gym with Murphy bed, a new bathroom with shower, and a large laundry room with counters, sink, and folding space. Walk to top schools, the subway, and Bloor Street. Highways are close, and downtown Toronto is a quick commute by subway or car.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	West
AREA RANGE	2000-2500 sqft
PARKING	4 spaces
ANNUAL TAX	$9,109
POSTAL CODE	M8Y 3P4
NEIGHBOURHOOD	Stonegate-Queensway

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES

Living Room	Main	—	—
Dining Room	Main	—	—
—	Main	—	—
Breakfast	Main	—	—
Family Room	Main	—	—
Mud Room	Main	—	—
Bedroom 2	Second	—	—
Bedroom 3	Second	—	—
Bedroom 4	Second	—	—
Primary Bedroom	Third	—	—
Recreation	Basement	—	—
Bedroom 5	Basement	—	—
Laundry	Basement	—	—

GALLERY

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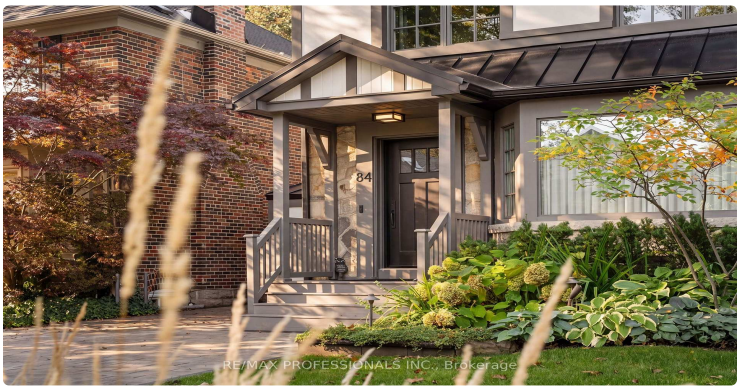
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LISTING AGENT

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Prepared for you on October 28, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.