



109 Humewood Dr

Wychwood/Humewood

PRESENTED BY

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Welcome Home



4+1



5



1



3 Storey



Don't take our word for it this is what our clients LOVE about the area...

- Very walkable with access to multiple transit lines. You're less than a 10-12 min walk to St Clair W Subway line.
- A foodie haven with Mabel's Bakery -The Rushton – Nodo – Puka – Franks Kitchen just to name a few.
- Hunter Coffee and CoCo Latte, some of the city's best coffee shops, are just around the corner.
- The easy convenience of Loblaws Fiesta Farms NoFrills, Shoppers, and the LCBO are all walkable and within 10 minutes.
- If you like to shop locally, St Clair W is full of great shops and health food stores Moberly!!
- Weekends spent at the Wychwood Barns Farmers Market.
- Easy access to Cedarvale park and its ravine/trail system, tennis courts and outstanding Toboggan Hill
- Tight-knit community with friendly neighbours and amenities perfect for a growing family.
- Outstanding local Public and Private schools
- The house is filled with light throughout the day
- You have the bonus of some big Box Stores in Dufferin mall & The Stockyards









109 HUMEWOOD DRIVE



MAIN FLOOR

SECOND FLOOR

THIRD FLOOR

BASEMENT



Features & Upgrades

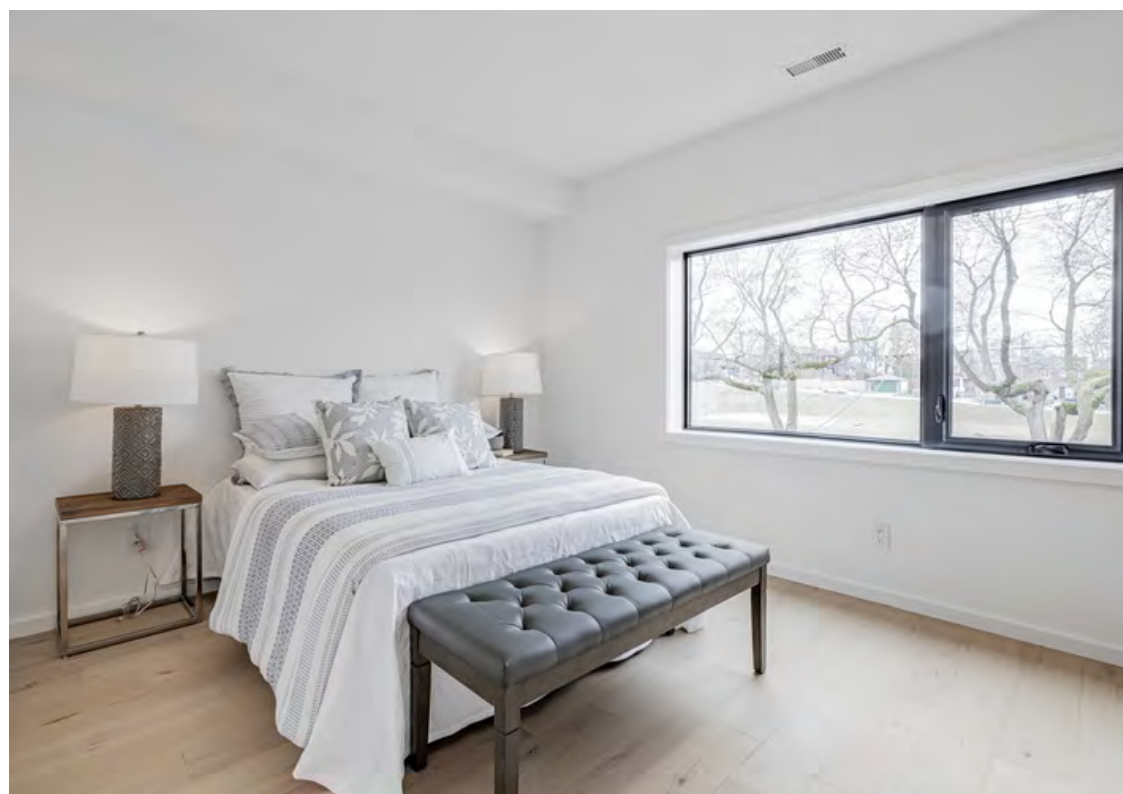
- Beautifully designed and recently renovated 4+1 Bedroom Family home
- Utmost attention paid to details and finishes
- Main floor/second/third floor addition
- 9 feet ceiling height for the main floor, providing a spacious feel.
- New third floor primary retreat with spacious walk in closet and spa like bathroom.
- Second floor additional primary bedroom with ensuite bathroom and walk in closet..
- Second floor laundry for convenience.
- Renovation Details:
- Complete overhaul of electrical and plumbing systems to ensure safety and modern functionality.
- Wiring for internet connectivity in each room to accommodate modern technological needs.
- Installation of new windows for improved energy efficiency and aesthetics.
- Upgrade to solid wood doors for enhanced durability and aesthetic appeal.
- Kitchen Features:
- Installation of two kitchens, one on the main floor.
- Main floor kitchen equipped with high-end Jenn Air and Wolf appliances for superior cooking performance.
- Custom millwork kitchens to add a personalized touch and maximize storage and functionality.
- Underpinning Basement (8 Feet Ceiling):
- Front parking pad permit for 2024 has been obtained and paid (\$343), ensuring compliance with local regulations and providing convenient parking options.
- Exterior deck and fence for entertaining and privacy.





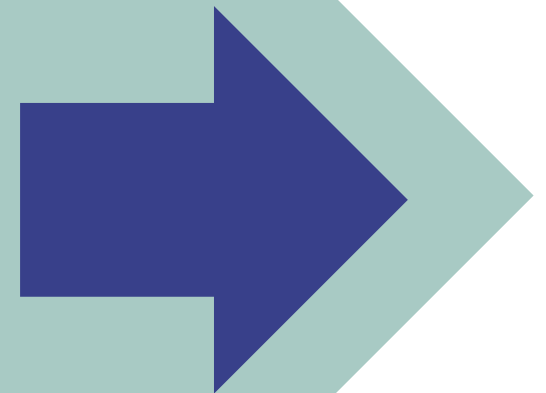






109 Humewood Dr *Humewood Hottie*

Nestled in the heart of this vibrant St Clair W community, this modern renovation epitomizes luxury living. Floor-to-ceiling windows flood the space with natural light, highlighting sleek finishes and an open-concept layout with spacious principal rooms, ideal for entertaining, while seamlessly blending luxury with practicality to accommodate modern family living. Cooking will no longer be a chore in this beautifully designed chefs kitchen featuring custom cabinets, high-end stainless-steel appliances, and beautiful stone countertops. The main floor offers seamless indoor-outdoor living with a backyard walkout to a spacious deck, complete with a BBQ gas line, perfect for outdoor entertaining in privacy and tranquility. Two primary bedrooms boast luxurious features such as tree-top views, ensuite bathrooms, walk in closets, and a walkout to a Juliette balcony, providing a peaceful retreat. Second floor features two additional well-sized bedrooms with double closets. Smartly finished lower level, where versatility is key. Featuring an in-law suite and over-height ceilings that keep the space bright and welcoming, this area adds another dimension to the home. Whether utilized for extended family stays or as a recreational space, the basement offers additional flexibility to suit the needs of any homeowner. Everything has been thought of ample storage space is effortlessly integrated into the design. Complete overhaul of electrical and plumbing systems to ensure safety and modern functionality, wiring for internet connectivity in each room to accommodate modern technological needs. Installation of new windows for improved energy efficiency and aesthetics. Situated, in a great family neighborhood within a dynamic urban community, this home provides a haven for relaxation and enjoyment for years to come. Dare we say it Turn-Key living at its finest!!











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