

Welcome To

167 Humewood Drive

Main Level - handsome staircase leads to upper level

Foyer	13′6″ x 3′7″	4.11 x 1.09m	Hardwood Floors
Living Room	10'9" x 10'7"	3.28 x 3.23m	 Formal Hardwood Floors Pot Lights Picture Window Overlooks the Front Yard
Dining Room	12'8" x 9'4"	3.86 x 2.84m	SeparateHardwood FloorsPicture Window
Kitchen	11′5″ x 11′4″	3.48 x 3.45m	 Quartz Counter-Tops White Cabinetry Glass Tile Backsplash Window Hardwood Floors
Powder Room			∘ 2-Piece

Second Level

Primary Bedroom	13′5″ x 12′5″	4.09 x 3.78m	Closet + Ikea Pax WardrobeHardwood FloorsWindow
2 nd Bedroom	14' x 9'7"	4.27 x 2.92m	 Closet Hardwood Floors Window
Washroom			∘ 4-Piece
3 rd Bedroom	12′ x 9′7″	3.66 x 2.92m	ClosetHardwood FloorsWindow



Lower Level - back door entry/exit

Recreation Room 26'6" x 18'9" 8.03 x 5.71m • Tile Floor

Combined with Kitchen Area

Cold Room 14'9" x 7' 4.50 x 2.13m

Powder Room ° 3-piece

Additional Information

Inclusions • Haier Refrigerator

∘ GE S/S Stove

Bosch DishwasherBroan ExhaustGE Washer

GE DryerWindow Coverings

Electric Light Fixtures Ikea Pax Wardrobe in Primary Bedroom

LG Refrigerator in Basement
Amana Stove in Basement
Wood Stove in Basement

TV BracketsGarden Shed

Exclusion • Samsung TV

Lot Size
◦ 19.45 x 122 Feet

Legal Description • PLAN M316 PT LOT 81

Property Tax

◦ \$5,965.51 per annum (2024)

Drive/Parking • Legal Front Pad Parking - \$342.75 per annum (2024)

Heating/Cooling • Forced Air Gas Heating

Central Air ConditioningHot Water Tank (rental)

Possession • 60 Days or To Be Arranged

Sotheby's Canada

Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility.