



33 Madison Ave
Toronto Ontario M5R 2S2

Toronto C02 Annex Toronto

Taxes: \$33,378.89/2024

Sold Date: 05/09/2025

SPIS: N

Last Status: SLD

For: Sale

Sold: \$2,250,000

List: \$2,495,000

% Dif: 90

DOM: 42

Detached

Link: N

2-Storey

Fronting On: E

Acreage:

28.16 x 126 Feet

Irreg:

Dir/Cross St: Madison Ave & Bloor St West

Rms: 11

Bedrooms: 0

Washrooms: 2

1x2xGround, 1x3x2nd

MLS#: C12047138

PIN#: 212120037

Kitchens: 0
Fam Rm: N
Basement: Finished
Fireplace/Stv: N
Heat: Water / Gas
A/C: Wall Unit
Central Vac: N
Apx Age: 51-99
Apx Sqft: 1500-2000
Assessment: POTL:
POTL Mo Fee:
Laundry lev:

Exterior: Brick
Drive: Available
Gar/Gar Spcs: None / 0
Drive Park Spcs: 7
Tot Prk Spcs: 7
UFFI:
Pool: None
Prop Feat:

Zoning: Commercial CR1.5(cl.5;r)*2481
Cable TV:
Gas:
Water: Municipal
Water Supply:
Sewer: Sewers
Waterfront:
Retirement:
Farm/Agr:
Oth Struct:
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Office	Ground	12.3	x 13.91	

Client Remks: Located in the heart of Toronto's iconic neighbourhood, The Annex. CR MIXED USE ZONING PRESENTS A WIDE RANGE OF USE OPTIONS. FOR THE RESIDENTIAL BUYER - FROM RENOVATION OF EXISTING BUILDING TO REDEVELOPMENT OR NEW BUILD OF MULTIPLE HOUSING TYPES. This well-maintained property, 33 Madison Avenue presents a unique opportunity for an investor or owner occupier providing approx. 2,500 square feet of commercial office space over three levels, ideal for a commercial office for a variety of professional or personal services. Zoning Commercial Mixed Use, including residential. Major Transit Station Area. Potential to convert back to residential. Survey dated Sept.1978 available. 33 Madison Avenue has frontage of 28.1-feet and total lot area of 3,702.78 SF, as per Geo Warehouse. On-site parking is available for up to 6-7 vehicles. Transit connectivity is excellent with the Bloor Street subway, Spadina Station within a 350 meter walk around the corner.

Extras:

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-487-4311



659 Huron St
Toronto Ontario M5R 2R8
 Toronto C02 Annex Toronto
Taxes: \$11,394.55/2024 **For:** Sale **% Dif:** 100
Sold Date: 04/15/2025
SPIS: N **Last Status:** SLD **DOM:** 29
 Detached **Fronting On:** E **Rms:** 14 + 2
Link: N **Acreage:** **Bedrooms:** 9 + 3
 3-Storey 35 x 115 Feet **Washrooms:** 4
Irreg: 4x4
Dir/Cross St: Dupont & Spadina

MLS#: C12025534**PIN#:** 212160133

Kitchens: 2	Exterior: Brick / Shingle	Zoning:
Fam Rm: Y	Drive: Lane	Cable TV:
Basement: Part Fin	Gar/Gar Spcs: None / 0	Gas:
Fireplace/Stv: N	Drive Park Spcs: 8	Water:
Heat: Water / Gas	Tot Prk Spcs: 8	Water Supply:
A/C: Other	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age:	Prop Feat: Family Room	Retirement:
Apx Sqft: 2500-3000		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Size matters in the Annex, almost 3000 sq. feet ready for you to renovate, no need for additions. Floor plan allows for Grand Home or 1-4 luxury units. Parking for 8 cars tandem can be expanded to 12. Exterior is solid, same owner 40 yrs, Interior needs total gut, solid bones. This Resplendent Oversized 3 Storey detached Grand Dame is ideally situated on quintessential Huron Street!! Stunningly Poised On Generous 35 X 115 ft lot potential for laneway suite on a Blue Chip address that can absorb the Value! Comes w 9+3 bedrooms, 4 baths, 2 kitchens, 2 balconies full basement, 200 amp service, Boasts 9ft ceilings on main and second floors, 7.5 ft height on 3rd floor. Discover space with sq/footage Galore In this Prime Annex neighborhood!! Proximity to Core, Casa Loma, best Private schools, UofT, Yorkville, ROM, Iconic Mink Mile shopping on Bloor St W, University Ave. Healthcare and so much more!! Extras: Listing Contracted With: RE/MAX REALTY SPECIALISTS INC, 905-858-3434					



152 Walmer Rd
Toronto Ontario M5R 2X9
 Toronto C02 Annex Toronto

Sold: \$9,750,000
List: \$10,300,000

Taxes: \$26,344.09/2024

For: Sale

% Dif: 95

Sold Date: 06/04/2025

SPIS: N

Last Status: SLD

DOM: 7

Detached

Fronting On: W

Rms: 11 + 4

Link: N

Acreage:

Bedrooms: 4 + 1

3-Storey

50 x 127 Feet

Washrooms: 7

Irreg:

3x2, 3x4, 1x5

Dir/Cross St: Spadina and Dupont

MLS#: C12178411

PIN#: 212270205

Kitchens:	1 + 2	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	Hydro:
Basement:	Finished / Sep Entrance	Gar/Gar Spcs:	None / 0	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	4	Water:	Municipal
Heat:	Water / Gas	Tot Prk Spcs:	4	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:	Inground	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	3500-5000	Central Vacuum, Family Room,		Farm/Agr:	
Assessment:	POTL:	Fireplace/Stove, Park, Public Transit,		Oth Struct:	Other
POTL Mo Fee:		School		Spec Desig:	Unknown
Elevator:	Y				
Laundry lev:	Upper				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.29	x 11.81	Large Window	Hardwood Floor	Open Concept
2	Dining	Main	45.28	x 43.96	Open Concept	Hardwood Floor	2 Pc Bath
3	Kitchen	Main	20.77	x 11.35	Centre Island	Marble Counter	Breakfast Area
4	Family	Main	31.43	x 10.83	W/O To Pool	Open Concept	Fireplace
5	Office	Main	9.78	x 10.66	B/I Desk	Double Doors	2 Pc Bath
6	2nd Br	2nd	14.99	x 12.76	B/I Closet	Wall Sconce Lighting	Hardwood Floor
7	3rd Br	2nd	12.47	x 10.99	B/I Closet	Wall Sconce Lighting	Hardwood Floor
8	4th Br	2nd	14.44	x 12.83	B/I Closet	Hardwood Floor	4 Pc Bath
9	Study	2nd	14.93	x 6.59	B/I Desk	Large Window	4 Pc Bath
10	Prim Bdrm	3rd	26.74	x 11.98	W/I Closet	Combined W/Sitting	5 Pc Ensuite
11	Rec	Lower	26.51	x 19.78	Heated Floor	2 Pc Bath	Combined W/Kitchen
12	5th Br	Lower	15.81	x 9.65	Heated Floor	4 Pc Ensuite	Combined W/Kitchen

Client Remks: This distinguished contemporary Annex residence, a 2022 culmination by Suulin Architects, presents avant-garde design that seamlessly integrates into the century-old streetscape. The demi-lune curtain wall of windows is an ode to the original verandah. This home exudes an ambiance of profound tranquility and well-being. Situated on a rare 50' x 128' lot with a heated private drive, the home offers a generous 4,837 sq ft of living space above grade. The heart of the home is a state-of-the-art Scavolini kitchen with top-of-the-line appliances and an Emerald quartzite central island that seamlessly flows into the breakfast and family room. The outdoor terrace overlooks a pool complete with a 600 sq ft coach house. Wellness and professional sanctuaries can be found on the second-floor home office, which features three workstations and a home gym with soaring vaulted ceilings, complemented by a spa that offers both steam and infrared sauna facilities. The serene third-floor primary suite artfully delineates sleeping, lounging, dressing, and bathing zones. Its Japanese-influenced ensuite incorporates a therapeutic steam shower. The 2,432 sq ft lower level accommodates an autonomous in-law suite alongside an impressively curated wine cellar designed to delight the most discerning oenophiles. The private elevator and comprehensive home automation system are just the icing on the cake.

Extras:

Listing Contracted With: SOTHEY'S INTERNATIONAL REALTY CANADA 416-960-9995