



193 Howland Ave Toronto Ontario M5R 3B7 Toronto C02 Annex Toronto Taxes: \$9,486.41/2025 Sold Date: 10/16/2025 SPIS: N Last Status: SLD DOM: 22			Sold: \$2,245,000 List: \$2,290,000
Detached Link: N 3-Storey	Fronting On: E Acreage: 16.75 x 176.5 Feet Irreg: Subject to mutual ROW Dir/Cross St: Dupont/Spadina	Rms: 10 + 2 Bedrooms: 4 + 1 Washrooms: 4 1x5x2nd, 1x4x3rd, 1x4xLower, 1x2x3rd	For: Sale % Dif: 98

MLS#: C12424444

PIN#: 212280291

Legal: PLAN 324 BLK B PT LOT 22 subject to mutual ROW

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1900 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: 2024 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown	Hydro: Phone: Municipal Sewers
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Client Remks: Fully detached Annex masterpiece. Exceptional family home on a deep 176 feet lot. Architectural gem. Sprawling 2,446sq+ 950sq finished basement. 4 bedrooms + office. 3 full bathrooms + 2-piece. Main floor: 5 rooms of open-concept living spaces. Exceptionally bright. Tall ceilings. Custom Built-ins, benches & millwork. Delightful entertainers kitchen. Opens to generous family room with fireplace. Magnificent garden room. with wall of tall Bauhaus glass doors. Finished basement. Recreation room, fireplace, gym, bathroom and ample storage. Backup generator. Top floor office. Mendelson Joe ceiling mural. Deck with spectacular views. Exceptionally deep, landscaped park-sized garden. Your retreat in the city! Prime Annex . Steps to popular Dupont strip eateries, shops & cafes. Prestige public & private schools. Mins to U of T, financial district & hospitals.

Inclusions: Existing light fixtures. Existing windows and blinds (in as-is condition), Stainless steel fridge, convection oven with microwave, washer, dryer. CAC, hot water tank (High efficiency heat pump owned).

Listing Contracted With: SUTTON GROUP-ASSOCIATES REALTY INC. 416-966-0300



158 Walmer Rd Toronto Ontario M5R 2X9 Toronto C02 Annex Toronto Taxes: \$13,701.77/2025 Sold Date: 08/12/2025 SPIS: N			Sold: \$3,400,000 List: \$3,590,000
Detached	Fronting On: W	For: Sale	% Dif: 95
Link: N	Acreage: 31.25 x 128 Feet	Rms: 10 + 3	Bedrooms: 5
3-Storey	Irreg:	Washrooms: 4	1x2xIn Betwn, 1x4x2nd, 1x3x3rd, 1x3xLower

Dir/Cross St: Dupont/Spadina **Directions:** Dupont/Spadina

MLS#: C12308317

PIN#: 212270208

Legal: Plan 698 Pt Lot 121 Pt Lot 122

Kitchens: 1 + 1	Exterior: Brick	Zoning:	
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:	Hydro:
Basement: Finished / Separate Entrance	Park/Drive: Mutual	Gas:	Phone:
Fireplace/Stv: N	Drive: Mutual	Water:	Municipal
Heat: Water / Gas	Drive Park Spcs: 2	Water Supply Type:	
A/C: Wall Unit	Tot Prk Spcs: 3	Sewer:	Sewers
Central Vac: N	UFFI:	Waterfront:	
Apx Age:	Pool: None	Retirement:	
Year Built: 1900	Prop Feat:	HST Applicable to	Included In
Yr Built Source: MPAC	Interior Feat: In-Law Capability	Sale Price:	
Apx Sqft: 2500-3000		Farm/Agr:	
Lot Size Source: MPAC		Oth Struct:	
Roof: Asphalt Shingle		Survey Type:	Available
Foundation: Brick, Stone		Spec Desig:	Unknown
Assessment: 2024 POTL:			
POTL Mo Fee:			
Laundry lev: Upper			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	13.16	x 8.23	Panelled	Leaded Glass	Hardwood Floor
2	Living	Main	19	x 14.17	Bay Window	Pot Lights	Hardwood Floor
3	Dining	Main	16.01	x 12.4	Beamed	Panelled	Hardwood Floor
4	Kitchen	Main	18.67	x 10.17	Pantry	Stainless Steel Appl	Hardwood Floor
5	Br	2nd	16.24	x 14.17	B/I Shelves	Large Window	Hardwood Floor
6	Br	2nd	13.58	x 10.66	Mirrored Closet	Hardwood Floor	O/Looks Backyard
7	Br	2nd	13.58	x 11.84	Large Closet	Hardwood Floor	W/O To Balcony
8	Laundry	2nd	18.67	x 8.17	Skylight	Wall Sconce Lighting	Hardwood Floor
9	Bathroom	2nd	7.25	x 8.17	4 Pc Bath	Pot Lights	Tile Floor
10	Prim Bdrm	3rd	22.01	x 16.4	3 Pc Ensuite	His/Hers Closets	W/O To Balcony
11	Br	3rd	16.67	x 10.99	Cathedral Ceiling	Closet	Hardwood Floor
12	Rec	Lower	27	x 12.76	Pot Lights	Wall Sconce Lighting	Large Window
13	Kitchen	Lower	15.42	x 12.5	Wet Bar		
14	Br	Lower	11.58	x 8.99			
15	Bathroom	Lower	6	x 7.74	3 Pc Bath	Wall Sconce Lighting	Tile Floor

Client Remarks: Spectacular Annex Mansion. Indulge in a historical masterpiece. Exquisite Edwardian details with tasteful modern upgrades throughout. Desirable Annex address. 5 spacious bedrooms, 4 bathrooms. Exceptional condition. Elegant front porch & impressive paneled foyer. Stunning living & dining rooms. Powder room. 2nd floor laundry. Walkout to private garden. Renovated kitchen. Ample storage. HanStone counters. Walk-in pantry. Finished modern basement with side entrance. Perfect recreation area or a private in-law suite. Landscaped front yard. Wide driveway and garage. Ideal location, steps to subway, popular parks, upscale cafes & restaurants. Short walk to Yorkville, U of T, desirable private and public schools.

Inclusions: Existing light fixtures, existing window coverings, 2 fridges, stove, dishwasher, washer, dryer, AC wall unit.

Listing Contracted With: SUTTON GROUP-ASSOCIATES REALTY INC. 416-966-0300



39 Albany Ave Toronto Ontario M5R 3C2 Toronto C02 Annex Toronto Taxes: \$15,194.86/2025 Sold Date: 09/22/2025 SPIS: N			Sold: \$3,853,900 List: \$3,950,000
Detached Link: N 3-Storey	Fronting On: E Acreage: 25 x 150 Feet Irreg:	For: Sale DOM: 12	% Dif: 98 Rms: 10 Bedrooms: 4 + 1 Washrooms: 5 1x2xMain, 1x4x2nd, 1x3x2nd, 1x3x3rd, 1x3xBsmt
Dir/Cross St: Bloor/Bathurst Directions: North of Bloor			

MLS#: C12395583

PIN#: 212290206

Legal: Plan 608 Pt Lot 86

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 2500-3000 Roof: Asphalt Shingle Foundation: Brick Assessment: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: None Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, School Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:	Hydro: Phone: Municipal Sewers Available Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Office	Main	14.6	x 14.07	Hardwood Floor	B/I Shelves	Bay Window
2	Dining	Main	13.68	x 11.15	Hardwood Floor	Open Concept	
3	Kitchen	Main	16.77	x 8.83	Hardwood Floor	Modern Kitchen	Open Concept
4	Living	Main	18.57	x 18.01	Hardwood Floor	Sliding Doors	Fireplace
5	Prim Bdrm	2nd	18.18	x 18.01	Hardwood Floor	4 Pc Ensuite	
6	2nd Br	2nd	12.6	x 20.57	Hardwood Floor	B/I Closet	B/I Shelves
7	3rd Br	3rd	15.09	x 13.75	Hardwood Floor	Closet	
8	4th Br	3rd	11.68	x 10.76	Hardwood Floor	Closet	
9	Rec	Lower	11.15	x 16.5	Broadloom		
10	5th Br	Lower	10.24	x 19.59	Broadloom	3 Pc Ensuite	W/I Closet

Client Remarks: Discover urban sophistication in this extraordinary Annex residence, offering over 4,000 sq.ft. of modern living space on a deep 25x150 ft lot. Masterfully reimagined by celebrated heritage architect Julian Smith & built by boutique firm Kinswater, this rare Victorian seamlessly blends historic character w/ contemporary luxury, creating a one-of-a-kind living experience in one of Toronto's most sought-after cultural neighbourhoods. Behind its original period facade lies a stunning modern interior w/ soaring ceilings, a skylit central staircase, & an expansive open-concept main floor designed for both entertaining & family living. Floor-to-ceiling lift-and-slide doors by Bauhaus Doors create a dramatic connection to the garden, making the outdoors feel like an extension of the living space. The garden itself, redesigned by acclaimed landscape designer Marjorie Harris, is a serene urban oasis featuring mature trees, rare plantings, & two distinct deck areas a rare find in downtown Toronto. Inside, no expense was spared in the 2019 renovation, which took the home down to the studs. The Chef's kitchen opens seamlessly to the sitting room, anchored by a mid-century inspired, handmade Focus wood-burning fireplace from France. Every element was curated to balance modern comfort w/ timeless design. Custom cabinetry, underfloor heating, & Carrara marble bathrooms reflect impeccable attention to detail. Perfectly located on a quiet tree-lined street in the heart of the Annex, the home is steps from the University of Toronto, the ROM, Yorkville, Little Italy, & some of the city's best restaurants & cafes. Both subway lines are within a short walk, & top schools, including Royal St. Georges College, are nearby. This is more than a home it is a statement piece where heritage architecture meets modern living. Simply move in & enjoy this rarely available property.

Inclusions: See Schedule B

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES OXLEY REAL ESTATE 416-888-7007



179 Howland Ave Toronto Ontario M5R 3B7 Toronto C02 Annex Toronto Taxes: \$21,649.84/2025 Sold Date: 10/31/2025 SPIS: N			Sold: \$4,825,000 List: \$4,895,000
Detached	Fronting On: E	For: Sale	% Dif: 99
Link: N 3-Storey	Acreage: 31 x 178 Feet Irreg:	Rms: 11 Bedrooms: 4 + 1 Washrooms: 5 1x2xMain, 1x4x2nd, 1x5x2nd, 1x5x2nd, 1x3xLower	
Dir/Cross St: South from Dupont Directions: Via Google Maps			

MLS#: C12486965

PIN#: 212280298

Legal: See Schedule B.

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished with Walk-Out / Finished	Park/Drive: Private	Gas:
Fireplace/Stv: N	Drive: Private	Water:
Heat: Forced Air / Gas	Drive Park Spcs: 2	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 2	Sewer:
Central Vac: Y	UFFI:	Waterfront:
Apx Age: 6-15	Pool: None	Retirement:
Year Built: 2017	Prop Feat: Central Vacuum, Electric Car Charger, Family Room, Park, Public Transit, School	Under Contract: Hot Water Tank-Gas
Yr Built Source: MPAC	Exterior Feat: Deck, Landscaped, Privacy	HST Applicable to Sale Price: Included In
Apx Sqft: 3500-5000	Interior Feat: Central Vacuum, In-Law Capability, Sump Pump	Farm/Agr:
Lot Shape: Rectangular	Security Feat: Alarm System	Oth Struct:
Lot Size Source: Survey		Survey Type:
Roof: Flat		Spec Desig:
Foundation: Poured Concrete		
Assessment: POTL:		
POTL Mo Fee:		
Laundry lev: Lower		

Topography: Flat

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	17.42	x 17.16	Coffered Ceiling	2 Pc Bath
2	Dining	Main	18.24	x 6.99	Open Concept	Hardwood Floor
3	Kitchen	Main	16.01	x 11.32	Centre Island	Stainless Steel Appl
4	Family	Main	16.57	x 13.25	B/I Shelves	Hardwood Floor
5	2nd Br	2nd	17.09	x 12.01	B/I Closet	4 Pc Ensuite
6	3rd Br	2nd	14.34	x 11.52	W/I Closet	Pocket Doors
7	4th Br	2nd	14.34	x 11.58	W/I Closet	O/Looks Backyard
8	Office	2nd	18.18	x 10.33	B/I Desk	Hardwood Floor
9	Prim Bdrm	3rd	24.08	x 15.68	W/I Closet	5 Pc Ensuite
10	Rec	Lower	22.83	x 11.84	Walk-Out	B/I Shelves
11	Br	Lower	16.34	x 10.83	Above Grade Window	Pot Lights
12	Laundry	Lower	10.5	x 6.5	B/I Shelves	Stainless Steel Sink

Client Remarks: Set on the most incredible 31x179 foot lot in the heart of the Annex lies this completely custom eight year old new build. Conceptualized by the existing owner to perfect the floor plan that an active urban family requires, it offers over 3500 square feet above-grade with 9-10 foot ceilings on every level. Deep Georgian windows line the facade, while a more modern rear and third floor addition add dimension and interest from the streetscape. Entering the home, the living room expands with ten-foot ceilings, coffered ceilings and impressive proportions. Passing by the discreetly positioned powder room with its lightbox art installation the floor plan expands to the interactive space where everyday lives are lived. The kitchen holds two walls of customized solid wooden storage, stainless steel appliances and is anchored by a huge centre island with breakfast bar seating for the whole family. A concealed pantry is tucked away with room for a household of groceries. Beside the kitchen lies the main floor family room with an ornamental fireplace and flanking bookshelves and storage. A walk-out to the covered deck can be accessed from both the family room or the dining room which is also combined in this interactive space. A perfect floor plan on the second floor holds three huge bedrooms, a built-in home office, and two large renovated bathrooms. These rooms intersect with clever pocket doors, are illuminated with exposure to light from three directions, and offer an abundance of storage in every room. The third floor is entirely dedicated to the primary suite. French doors open to the king-sized bedroom with tandem sitting area, while the dressing room and ensuite are beautifully outfitted with custom millwork and stone selections. Two terraces are found on either side, with astounding and completely private treetop views. Don't overlook the deep 178-foot lot. Two tiers of stone terraces lie before the expanse of green and landscaped gardens on this incredible lot.

Inclusions: See Schedule B

Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED 416-925-9191



90 Madison Ave Toronto Ontario M5R 2S4			Sold: \$4,800,000
Toronto C02 Annex Toronto			List: \$4,999,000
Taxes: \$26,916.32/2024			For: Sale
Sold Date: 08/06/2025			% Dif: 96
SPIS: N	Last Status: SLD	DOM: 30	
Detached	Fronting On: W	Rms: 12 + 4	
Link: N	Acreage: 40 x 127 Feet	Bedrooms: 5 + 2	
3-Storey	Irreg:	Washrooms: 8	
		1x2xMain, 1x5x2nd, 1x8x2nd, 2x5x3rd, 3x5xFlat	
Dir/Cross St: Spadina/Bloor Directions: Spadina Rd			

MLS#: C12269858

PIN#: 212150045

Legal: PCL 96-1 SEC M2; PT LT 96 W/S MADISON AV PL M2 TORONTO BEING THE NLY 15 FT FROM FRONT TO REAR; PT LT 97 W/S MADISON AV PL M2 TORONTO BEING THE S HALF; TORONTO, CITY OF TORONTO

Kitchens: 3	Exterior: Brick	Zoning: Residential
Fam Rm: Y	Gar/Gar Spcs: Carport / 2	Hydro:
Basement: Apartment / Separate Entrance	Park/Drive:	Gas:
Fireplace/Stv: Y	Drive: Private Double	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 2	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 4	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 5000+	Prop Feat: Family Room, Fireplace/Stove, Public Transit	HST Applicable to Sale Price: Not Subject to HST
Roof: Asphalt Shingle	Interior Feat: Separate Heating Controls	Farm/Agr:
Foundation: Stone	Security Feat: Alarm System, Smoke Detector	Oth Struct: Garden Shed
Assessment: POTL:		Survey Type: Available
POTL Mo Fee:		Spec Desig: Unknown
Elevator: Y		
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	22.01	x 16.99	Combined W/Dining	Cathedral Ceiling	Window Flr to Ceil
2	Kitchen	Main	13.98	x 13.58	W/O To Balcony	Cathedral Ceiling	Window Flr to Ceil
3	Dining	Main	22.01	x 16.99	Open Concept	Breakfast Bar	Hardwood Floor
4	Office	Main	17.49	x 11.88	W/O To Balcony	Hardwood Floor	B/I Bookcase
5	Family	2nd	17.78	x 16.99	Hardwood Floor	O/Looks Dining	Track Lights
6	Laundry	2nd	13.58	x 5.38	B/I Shelves	Separate Rm	B/I Closet
7	Prim Bdrm	2nd	16.99	x 11.88	7 Pc Ensuite	W/O To Balcony	W/I Closet
8	2nd Br	2nd	13.68	x 11.29	5 Pc Ensuite	Pot Lights	Elevator
9	3rd Br	3rd	13.68	x 11.29	W/O To Balcony	Hardwood Floor	Double Closet
10	4th Br	3rd	13.98	x 11.98	Double Closet	Hardwood Floor	Skylight
11	Utility	Ground	13.98	x 11.98	B/I Closet	Concrete Floor	Separate Rm
12	Living	3rd	9.84	x 8.99	Combined W/Dining	O/Looks Frontyard	Hardwood Floor
13	Dining	3rd	16.9	x 9.84	Combined W/Living	Skylight	Vaulted Ceiling
14	Office	3rd	11.98	x 9.09	Hardwood Floor		
15	Kitchen	3rd	9.84	x 7.97	Stainless Steel Appl	Skylight	Breakfast Bar

Client Remarks: Architectural Masterpiece Of Urban Design On One Of The Most Coveted Streets, In The Heart Of The Annex. Located On A Large 40 x 127 West Facing Lot, On A Premium Block. Retaining Its Turn Of The Century Character This Home Was Rebuilt To Reflect Modern Design And Traditional Warmth. A Spectacular Over 3700 sf New York Style Loft Was Seamlessly Added To A Traditional Annex Home Creating Approximately 7000 sf Living Space. This Lightfilled contemporary space with its soaring 3 storey west facing windows brings the outside into the inside of the home, and features fabulous Catwalks Connecting The 3 Levels And Spaces. An Elevator From The Lower Level Garage Connects The 4 Levels. The Space Is Open Yet There Is Privacy In The 4 Bedrooms. A Fabulous 2 Bedroom 2250 sf Separate Unit With a Walkout Lower Level Plus A 2 Bedroom Third Floor Unit Allow For Extra Income Or Extended Family Space. 4 - 5 Car Parking, Private Drive, Built In Garage. Exceptional Urban Living, Just Steps To Yorkville, Subway, Royal St Georges College, Huron Public, Mabin School, Rosedale Day School, UTS, U of T

Inclusions: 3 Story Loft: Central Vac, Private 4 Level Elevator, Heated 1st Floor, B/I Monogram Fridge/Freezer, SS B/I Monogram Oven & Fan Hood, SS Bosch 5-Burner Gas Range, SS Kitchen Aid D/W, SS Panasonic B/I Microwave, Dbl Sink, Custom Kitchen and Glass Backsplash, Quartz Counters, Resin Island Countertop, Undercounter Lighting, Potlights, Blinds, Custom Plumbing Fixtures, Glass Railings, Architectural Track Lighting, Maytag Washer and Kenmore Dryer. First Flr Apt: SS Sub-zero Fridge Freezer, SS Bosch Dishwasher, SS Samsung Microwave/Fan Hood, SS Whirlpool Electric Range, Double Sink, Potlights, Original Marble Fireplaces, Blinds, Track Lighting, Washer & Dryer. Third Flr Apt: ELFs, SS Maytag Fridge/Freezer, SS Whirlpool Electric Range, SS Microwave/Fan Hood, SS Bosch Dishwasher, Whirlpool Washer, Samsung Dryer. 400 amp service, Separate Mechanics on each Side of House.

Listing Contracted With: RE/MAX PROFESSIONALS INC. 416-236-1241