



48 Salisbury Ave
Toronto Ontario M4X 1C4
Toronto C08 Cabbagetown-South St. James Town Toronto
Taxes: \$7,031.29/2024 **For:** Sale **% Dif:** 98
Sold Date: 10/10/2025
SPIS: N **Last Status:** SLD **DOM:** 38

Sold: \$1,600,000
List: \$1,625,000

Detached **Fronting On:** N **Rms:** 9 + 3
Link: N **Acreage:** **Bedrooms:** 3 + 1
2 1/2 Storey 16.67 x 95.5 Feet **Washrooms:** 2
 Irreg: 1x2xMain, 1x3x2nd
Dir/Cross St: Sackville & Amelia east of Parliament St **Directions:** Follow GPS for directions

MLS#: C12375472 **PIN#:** 210840213
Legal: PT LT 10 PL 545 TORONTO AS IN CT990166 T/W CT990166 EXCEPT THE EASEMENT THEREIN (SECONDLY DESCRIBED); CITY OF TORONTO

Kitchens: 1
Fam Rm: Y
Basement: Full / Unfinished
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age: 100+
Year Built: 1890
Apx Sqft: 1500-2000
Roof: Asphalt Shingle, Flat
Foundation: Brick
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick / Metal/Side
Gar/Gar Spcs: None / 0
Park/Drive:
Drive: Lane
Drive Park Spcs: 1
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Hospital, Park, Public Transit, Rec Centre, School
Exterior Feat: Landscaped, Patio, Privacy, Porch
Interior Feat: Separate Hydro Meter, Storage
Security Feat: Carbon Monoxide Detectors, Smoke Detector

Zoning:
Cable TV: **Hydro:**
Gas: **Phone:**
Water: Municipal
Water Supply Type:
Sewer: Sewers
Waterfront:
Retirement:
HST Applicable to Included In
Sale Price:
Farm/Agr:
Oth Struct:
Survey Type: Unknown
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	14.17	x 3.84	Tile Floor
2	Living	Main	14.99	x 9.25	Hardwood Floor
3	Dining	Main	10.93	x 10.17	Hardwood Floor
4	Bathroom	Main	0	0	2 Pc Bath
5	Breakfast	Main	19.09	x 10.17	Combined W/Kitchen
6	Kitchen		19.09	x 10.17	Stainless Steel Appl
7	Prim Bdrm	2nd	15.32	x 10.6	Vaulted Ceiling
8	2nd Br	2nd	12.07	x 10.24	Hardwood Floor
9	Bathroom	2nd	8.92	x 4.82	3 Pc Bath
10	3rd Br	2nd	10.17	x 7.74	Hardwood Floor
11	Loft	3rd	13.25	x 12.66	Broadloom
12	Laundry	Bsmt	17.42	x 12.99	Laundry Sink
13	Locker	Bsmt	8.01	x 5.25	Cedar Closet
14	Utility	Bsmt	15.16	x 9.68	Concrete Floor

Client Remks: VERY RARE, Fully Detached, 3-storey, 3+1 bed Victorian on one of Cabbagetown's most picturesque, tree-lined streets. Classic red/yellow brick facade with inviting front porch and gardens. Renovated open-concept main floor with high ceilings, hardwood floors, modern fireplace and main floor powder room. Spacious eat-in kitchen with breakfast room, crisp white cabinetry and stainless-steel appliances with patio doors opening directly onto lush, private backyard oasis perfect for lazy sunny summer afternoons or dining al fresco with friends and family on warm summer nights! Bright primary bedroom with vaulted ceilings and treetop views leads to a private 3rd-floor loft ideal as lounge, or home office has sliding glass doors onto flat roof offering future potential for secluded rooftop deck. Two additional generous bedrooms, plus a renovated bath with contemporary integrated rain shower, spa-jets and skylight. Fully fenced, very private backyard with large patio, gardens and parking off rear lane. Located in the heart of Cabbagetown close to shops, TTC, restaurants and cafes of Parliament Street and just steps to the famed Riverdale Farm. ***EXTRAS***Fully Detached!!!!Renovated, contemporary interiors. Phenomenal potential to build out Third floor + Rooftop deck! Basement offers incredible potential with large open spaces ready to improve! Very special location on quiet street in the heart of Cabbagetown. This property is unique and very rare opportunity to own a fully detached Cabbagetown home with enviable private lot.

Inclusions: All electrical light fixtures; All stainless-steel kitchen appliances: FRIGIDAIRE refrigerator/freezer, GE Profile electric stove, GE microwave hood vent, BOSCH dishwasher; Front load washer & dryer; All window coverings; Gas furnace, Central air conditioner; Hot water tank (owned); Shelving in basement; Outdoor garden shed

Listing Contracted With: SOTHEBY'S INTERNATIONAL REALTY CANADA416-960-9995



40 Salisbury Ave Toronto Ontario M4X 1C4 Toronto C08 Cabbagetown-South St. James Town Toronto Taxes: \$8,000/2025 For: Sale % Dif: 89 Sold Date: 08/20/2025 SPIS: N Last Status: SLD DOM: 31			Sold: \$1,640,000 List: \$1,850,000
Detached Link: N 3-Storey	Fronting On: N Acreage: 18.62 x 96 Feet Irreg: Park Space, Fenced.	Rms: 8 + 1 Bedrooms: 4 + 1 Washrooms: 5 1x3x3rd, 2x3x2nd, 1x2xMain, 1x3xBsmt	Dir/Cross St: Wellesley St E & Parliament St Directions: N

MLS#: C12296258 **PIN#:** 210840216

Legal: Pt Lt 9 Pl 545 Toronto As In Ca574615; City Of Tor


Kitchens: 1 Fam Rm: N Basement: Finished / Separate Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 2500-3000 Roof: Shingles Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: None / 0 Park/Drive: Private Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove, Park, Public Transit, Rec Centre, School Interior Feat: Countertop Range	Zoning: Single Family Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.42	x 26.57	Hardwood Floor	Open Concept	Pot Lights
2	Dining	Main	11.42	x 26.57	Hardwood Floor	Open Concept	
3	Kitchen	Main	9.84	x 21.92	Hardwood Floor	Concrete Counter	B/I Appliances
4	Breakfast	Main	9.84	x 21.92	Hardwood Floor	Pot Lights	W/O To Yard
5	Prim Bdrm	2nd	14.17	x 12.6	Hardwood Floor	3 Pc Ensuite	B/I Closet
6	2nd Br	2nd	8.33	x 10.33	Hardwood Floor	B/I Closet	
7	3rd Br	2nd	10.01	x 9.25	Hardwood Floor	Large Window	
8	4th Br	3rd	10.99	x 22.34	Hardwood Floor	3 Pc Ensuite	Pot Lights
9	5th Br	Bsmt	7.91	x 12.99	Laminate	3 Pc Bath	W/I Closet
10	Rec	Bsmt	12.83	x 19.42	Laminate	Wet Bar	W/O To Yard
11	Laundry	Bsmt	4.07	x 6.17	Laminate	Bar Sink	

Client Remks: 3 Story Detached 4+1 Bedrooms with 5 Bathrooms Renovated With A Park Car Space. Cabbagetown Jewel Awaits Your Skills. This Unique And Rare Detached Home Is One Of A Kind. Great Layout With 9Ft Ceilings, Fully Renovated Inside And Outside, A Jewel In The Heart Of Cabbagetown. Easy Access To The City Core & The Highway System, Shopping, Parks And Transit! Steps To Vibrant Restos & Riverdale Park. Park Space at Rear with New Door Fence.

Inclusions: Brand New European Kitchen Appliances: Built-In Fridge, Stove Top, Range Hood, Double Oven, Dishwasher. Brand New Samsung Washer & Dryer. Gas Burner & Equipment (2022). Central A/C (2022). Windows (2022). New Fence.

Listing Contracted With: RE/MAX REALTRON REALTY INC. 416-222-8600



295 Carlton St
Toronto Ontario M5A 2L6
Toronto C08 Cabbagetown-South St. James Town Toronto
Taxes: \$15,986.64/2025
Sold Date: 09/22/2025
SPIS: N
Last Status: SLD
DOM: 6

Sold: \$4,435,000
List: \$4,250,000
For: Sale
% Dif: 104
Rms: 11 + 4
Bedrooms: 4
Washrooms: 4
1x2xMain, 1x4x2nd, 1x3x2nd, 1x3x3rd
Dir/Cross St: Carlton St east of Parliament St
Directions: Please, follow your GPS

MLS#: C12407432
Legal: PT LT 2 S/S CARLTON ST PL 108 TORONTO FORMERLY ELM ST PT 1 63R1105; S/T INTEREST IN CA530624; CITY OF TORONTO

Kitchens: 1
Fam Rm: Y
Basement: Partially Finished
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: Y
Apx Age: 100+
Apx Sqft: 3500-5000
Lot Shape: Rectangular
Lot Size Source: GeoWarehouse
Roof: Asphalt Rolled, Asphalt Shingle, Flat
Foundation: Brick
Assessment: POTL:
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick
Gar/Gar Spcs: Attached / 2
Park/Drive: Private
Drive: Private
Drive Park Spcs: 5
Tot Prk Spcs: 7
UFFI:
Pool: None
Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Hospital, Park, Public Transit, Rec Centre, School
Exterior Feat: Awnings, Deck, Landscape Lighting, Landscaped, Lawn Sprinkler System, Privacy
Interior Feat: Auto Garage Door Remote, Central Vacuum, ERV/HRV, Floor Drain, On Demand Water Heater, Separate Hydro Meter, Storage, Sump Pump, Water Heater Owned, Water Meter, Workbench
Security Feat: Alarm System, Carbon Monoxide Detectors, Smoke Detector

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	8.43	x 725.07	Double Doors	Leaded Glass	Double Closet
2	Living	Main	21.33	x 14.99	Bay Window	Fireplace	Hardwood Floor
3	Dining	Main	16.67	x 12.01	Open Concept	Large Window	Hardwood Floor
4	Kitchen	Main	21.16	x 14.99	Open Concept	Eat-In Kitchen	W/O To Deck
5	Family	Main	16.57	x 16.5	Vaulted Ceiling	Large Window	O/Looks Backyard
6	Mudroom	Main	9.74	x 5.09	Double Closet	Tile Floor	Pot Lights
7	Powder Rm	Main	0	0	2 Pc Bath	Pedestal Sink	Tile Floor
8	2nd Br	2nd	17.32	x 14.24	3 Pc Ensuite	W/O To Garden	Double Closet
9	Bathroom	2nd	10.6	x 6.66	3 Pc Ensuite	Pedestal Sink	Tile Floor
10	3rd Br	2nd	15.09	x 14.99	Double Closet	O/Looks Backyard	Broadloom
11	Bathroom	2nd	10.24	x 5.41	4 Pc Bath	Pedestal Sink	Tile Floor
12	4th Br	2nd	16.77	x 11.42	B/I Desk	Large Window	Pot Lights
13	Prim Bdrm	3rd	17.65	x 13.75	Fireplace	Vaulted Ceiling	W/I Closet
14	Bathroom	3rd	8.43	x 7.91	3 Pc Ensuite	Large Window	Tile Floor
15	Study	3rd	16.99	x 13.75	Fireplace	B/I Desk	W/O To Sundeck
16	Laundry	Bsmt	8.5	x 6.82	Laundry Sink	Concrete Floor	
17	Other	Bsmt	0	0	Pot Lights	Sump Pump	Concrete Floor
18	Furnace	Bsmt	11.15	x 9.91	Concrete Floor		
19	Utility	Bsmt	7.15	x 6.27	Concrete Floor		

Client Remks: Once-in-a-generation opportunity to own one of Cabbagetown's most iconic properties of distinction! Stately and sophisticated, this fully detached classic Toronto yellow brick Bay-and-Gable Victorian is an exquisite example of Gothic Revival architecture and a landmark Cabbagetown residence set on an exceptionally rare 50'x206' lot. Built circa 1878 by Hugh Nielson, founder of the Telephone Despatch Company, it was one of the first four homes in Toronto to have a telephone installed! Offering over 3,800 sf of elegant living, the home has soaring 11' ceilings and is anchored by a dramatic sweeping staircase rising 3-storeys up to skylights & large principal rooms filled with natural light. The main floor features open concept living and dining rooms with large bay window that perfectly accommodates a grand piano, overlooking beautifully landscaped front gardens. Expansive open-concept kitchen has centre island, breakfast area & sun-filled family

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room with 13.6' vaulted ceiling & walkout to large deck, gazebo & private backyard oasis that feels like a hidden forest in the middle of the city! Powder room, mudroom & direct access to rare 2-car attached garage. The second floor offers three large bedrooms, one with ensuite and another with built-in desk, shelving & fireplace, ideal as home office or library. The full third floor is dedicated to the primary retreat, complete with private lounge/study, vaulted ceilings, 2-sided fireplace, 3-pc ensuite & secluded rooftop sundeck nestled among the treetops. Exquisite landscaping frames this majestic home with manicured gardens, wrought-iron fencing, stone walkways, exterior lighting and a private double driveway offering up to 7-car parking! Perfectly renovated and meticulously maintained, this distinguished residence is a once-in-a-generation opportunity to own one of Cabbagetown's most iconic historic homes, ideally located on one of the most sought-after blocks in the heart of Cabbagetown. Open House Sat & Sun 2-4PM

Inclusions: All electrical light fixtures; All kitchen appliances: Miele refrigerator/freezer, JENN-AIR gas cooktop, Miele wall oven and warming drawer, Panasonic built-in microwave, Miele dishwasher; DCS security panel; SAMSUNG front load washer & dryer; All window coverings, including California Shutters and primary bedroom electric operated roman blinds; Rain Bird garden irrigation; exterior lighting system; VENMAR AVS DUO HRV (as is); EUREKA central vacuum; Carrier gas furnace, Carrier Central air conditioner; 3rd floor MITSUBISHI supplemental wall mounted air conditioner; Rinnai on demand hot water tank (owned)

Listing Contracted With: SOTHEBY'S INTERNATIONAL REALTY CANADA416-960-9995



297 Carlton St Toronto Ontario M5A 2L6 Toronto C08 Cabbagetown-South St. James Town Toronto Taxes: \$27,652.37/2025 For: Sale % Dif: 103 Sold Date: 09/12/2025 SPIS: N Last Status: SLD DOM: 3			Sold: \$7,050,000 List: \$6,850,000
Detached Link: N 3-Storey	Fronting On: S Acreage: 40 x 206.9 Feet Irreg: Irregular at the S.E. corner	Rms: 10 + 3 Bedrooms: 4 Washrooms: 7 3x2, 2x4, 1x3, 1x6	Dir/Cross St: Carlton & Parliament Directions: Prime East of Parliament Area

MLS#: C12392326 **PIN#:** 210820089
Legal: PT LT 3 S/S CARLTON ST PL 108 TORONTO FORMERLY ELM ST PT 2 63R1105; T/W CT179283 EXCEPT THE EASEMENT THEREIN RE: PT 3 63R1105; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Radiant / Gas A/C: Central Air Central Vac: Y Apx Age: Apx Sqft: 5000+ Lot Shape: Rectangular Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Elevator: Y Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Built-In / 3 Park/Drive: Private Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 5 UFFI: Pool: None Prop Feat: Central Vacuum, Electric Car Charger, Family Room, Fireplace/Stove, Park, Public Transit, Rec Centre, School Exterior Feat: Landscape Lighting, Landscaped, Lawn Sprinkler System, Privacy Interior Feat: Auto Garage Door Remote, Carpet Free, Central Vacuum, Bar Fridge, Built-In Oven, Upgraded Insulation Security Feat: Security System	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Aux Residences Survey Year: 2013 Survey Type: Available Spec Desig: Heritage
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	12.17	x 11.42	Elevator	Pocket Doors	Hardwood Floor
2	Living	Main	22.24	x 15.49	Fireplace	Hardwood Floor	Combined W/Den
3	Dining	Main	15.42	x 13.25	W/O To Patio	Hardwood Floor	Open Concept
4	Kitchen	Main	16.24	x 16.01	Centre Island	Walk-Out	Open Concept
5	Den	Main	17.16	x 12.4	Hardwood Floor	Large Window	Open Concept
6	Mudroom	Main	14.24	x 10.6	2 Pc Bath	Centre Island	Pocket Doors
7	Family	2nd	16.08	x 12.66	Elevator	Recessed Lights	Hardwood Floor
8	2nd Br	2nd	16.57	x 13.75	4 Pc Ensuite	B/I Closet	W/O To Balcony
9	3rd Br	2nd	18.24	x 10.93	Hardwood Floor	Bay Window	3 Pc Ensuite
10	4th Br	2nd	11.42	x 8.33	Hardwood Floor	Window	4 Pc Bath
11	Laundry	2nd	9.15	x 5.74	Tile Floor	Large Window	Stainless Steel Sink
12	Laundry	2nd	7.58	x 6.07	Tile Floor		
13	Prim Bdrm	3rd	21.26	x 16.93	W/I Closet	Elevator	6 Pc Ensuite
14	Exercise	Upper	15.85	x 12.66	Hardwood Floor	Window	Open Concept
15	Rec	Lower	16.57	x 15.16	Wet Bar	Porcelain Floor	Elevator
16	Utility	Lower	0	0	Access To Garage		
17	Other	Ground	16.08	x 15.09	O/Looks Backyard	2 Pc Bath	Hardwood Floor

Client Remks: The opulent Queen Anne Revival exterior was preserved and melded with an ultra-contemporary interior renovation, creating a crown jewel of a residence. Jumping right off the pages of any global interior design magazine, you will be astounded by the flow and appointments throughout. The restored foyer and staircase showcase the home's history, while the rest of the house embraces a contemporary aesthetic with white oak millwork and Roman clay plastered walls and ceiling. A seamless expansion adds five levels of extraordinary living space. The cloakroom, located off the foyer, sets the tone for the home's aesthetic: minimalism and functionality. Descending a few stairs from the foyer, you enter the expansive open-concept great room, encompassing living, dining, den, and eat-in kitchen areas. The chef's dream kitchen by Balthaup design with a full suite of Gaggenau appliances is bathed in natural light thanks to the floor-to-ceiling and wall-to-wall window system. Take the staircase or the elevator to the second-floor where you will find three bedrooms, a family room, and three full bathrooms. The entire 1370 square feet third floor is dedicated to the luxurious primary bedroom suite, complete with a dressing room and marvelous spa-like bathroom with marble tile by Salvatori and walk-out to the rooftop deck. A fourth-floor loft reveals a sun-drenched exercise room tucked away from the rest of the house. The lower level redefines expectations, boasting a media room, kitchenette, and state-of-the-art mechanical rooms. The garage features a vehicle turntable for effortless parking. The property sits on a

spawning lot and includes a fenced-in backyard with a detached pavilion, perfect for a yoga studio or artist's retreat. This outstanding city residence offers a harmonious blend of historical charm, contemporary elegance, and unparalleled comfort.

Inclusions: As Per Schedule B

Listing Contracted With: SOTHEBY'S INTERNATIONAL REALTY CANADA416-960-9995