



<b>48 Salisbury Ave</b> <b>Toronto Ontario M4X 1C4</b>			<b>Sold: \$1,600,000</b> <b>List: \$1,625,000</b>
Toronto C08 Cabbagetown-South St. James Town Toronto			
<b>Taxes:</b> \$7,031.29/2024	<b>For:</b> Sale		<b>% Dif:</b> 98
<b>Sold Date:</b> 10/10/2025			
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 38	
Detached	<b>Fronting On:</b> N	<b>Rms:</b> 9 + 3	
Link: N	<b>Acreage:</b>	<b>Bedrooms:</b> 3 + 1	
2 1/2 Storey	16.67 x 95.5 Feet	<b>Washrooms:</b> 2	
	<b>Irreg:</b>	1x2xMain, 1x3x2nd	
<b>Dir/Cross St:</b> Sackville & Amelia east of Parliament St			<b>Directions:</b> 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

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick / Metal/Side	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> None / 0	<b>Cable TV:</b>
<b>Basement:</b> Full / Unfinished	<b>Park/Drive:</b>	<b>Hydro:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Lane	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 1	<b>Phone:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 1	<b>Water:</b> Municipal
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Water Supply Type:</b>
<b>Apx Age:</b> 100+	<b>Pool:</b> None	<b>Sewer:</b> Sewers
<b>Year Built:</b> 1890	<b>Prop Feat:</b> Family Room, Fenced Yard, Fireplace/Stove, Hospital, Park, Public Transit, Rec Centre, School	<b>Waterfront:</b>
<b>Apx Sqft:</b> 1500-2000	<b>Exterior Feat:</b> Landscaped, Patio, Privacy, Porch	<b>Retirement:</b>
<b>Roof:</b> Asphalt Shingle, Flat	<b>Interior Feat:</b> Separate Hydro Meter, Storage	<b>HST Applicable to Sale Price:</b> Included In
<b>Foundation:</b> Brick	<b>Security Feat:</b> Carbon Monoxide Detectors, Smoke Detector	<b>Farm/Agr:</b>
<b>Assessment:</b> <b>POTL:</b>		<b>Oth Struct:</b>
<b>POTL Mo Fee:</b>		<b>Survey Type:</b> Unknown
<b>Laundry lev:</b> Lower		<b>Spec Desig:</b> Unknown

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

**Client Remarks:** 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 fabled 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 CANADA 416-960-9995



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

MLS#: C12296258

PIN#: 210840216

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

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick / Stucco/Plaster	<b>Zoning:</b> Single Family
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> None / 0	<b>Cable TV:</b>
<b>Basement:</b> Finished / Separate Entrance	<b>Park/Drive:</b> Private	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Private	<b>Water:</b> Municipal
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 1	<b>Water Supply Type:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 1	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>
<b>Apx Sqft:</b> 2500-3000	<b>Prop Feat:</b> Fireplace/Stove, Park, Public Transit, Rec Centre, School	<b>HST Applicable to:</b> Included In <b>Sale Price:</b>
<b>Roof:</b> Shingles	<b>Interior Feat:</b> Countertop Range	<b>Farm/Agr:</b>
<b>Foundation:</b> Concrete Block		<b>Oth Struct:</b>
<b>Assessment:</b> POTL:		<b>Survey Type:</b> None
<b>POTL Mo Fee:</b>		<b>Spec Desig:</b> Unknown
<b>Laundry lev:</b> Lower		

#	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



<b>295 Carlton St</b> <b>Toronto Ontario M5A 2L6</b> Toronto C08 Cabbagetown-South St. James Town Toronto <b>Taxes:</b> \$15,986.64/2025 <b>For:</b> Sale <b>% Dif:</b> 104 <b>Sold Date:</b> 09/22/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 6			<b>Sold:</b> \$4,435,000 <b>List:</b> \$4,250,000
Detached	<b>Fronting On:</b> S	<b>Rms:</b> 11 + 4	
Link: N	<b>Acreage:</b>	<b>Bedrooms:</b> 4	
3-Storey	50 x 206 Feet	<b>Washrooms:</b> 4	
	<b>Irreg:</b>	1x2xMain, 1x4x2nd, 1x3x2nd, 1x3x3rd	
<b>Dir/Cross St:</b> Carlton St east of Parliament St <b>Directions:</b> Please, follow your GPS			

MLS#: C12407432

PIN#: 210820088

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

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>	
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> Attached / 2	<b>Cable TV:</b>	<b>Hydro:</b>
<b>Basement:</b> Partially Finished	<b>Park/Drive:</b> Private	<b>Gas:</b>	<b>Phone:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Private	<b>Water:</b>	Municipal
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 5	<b>Water Supply Type:</b>	
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 7	<b>Sewer:</b>	Sewers
<b>Central Vac:</b> Y	<b>UFFI:</b>	<b>Waterfront:</b>	
<b>Apx Age:</b> 100+	<b>Pool:</b> None	<b>Retirement:</b>	
<b>Apx Sqft:</b> 3500-5000	<b>Prop Feat:</b> Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Hospital, Park, Public Transit, Rec Centre, School	<b>HST Applicable to Sale Price:</b>	Included In
<b>Lot Shape:</b> Rectangular	<b>Exterior Feat:</b> Awnings, Deck, Landscape Lighting, Landscaped, Lawn Sprinkler System, Privacy	<b>Farm/Agr:</b>	
<b>Lot Size Source:</b> GeoWarehouse	<b>Interior Feat:</b> 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	<b>Oth Struct:</b>	
<b>Roof:</b> Asphalt Rolled, Asphalt Shingle, Flat	<b>Security Feat:</b> Alarm System, Carbon Monoxide Detectors, Smoke Detector	<b>Survey Type:</b>	Available
<b>Foundation:</b> Brick		<b>Spec Desig:</b>	Unknown
<b>Assessment:</b> <b>POTL:</b>			
<b>POTL Mo Fee:</b>			
<b>Laundry lev:</b> Lower			

#	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 Remarks:** 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

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 CANADA 416-960-9995



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

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> Built-In / 3	<b>Cable TV:</b>
<b>Basement:</b> Finished	<b>Park/Drive:</b> Private	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Private	<b>Phone:</b>
<b>Heat:</b> Radiant / Gas	<b>Drive Park Spcs:</b> 2	<b>Water:</b> Municipal
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 5	<b>Water Supply Type:</b>
<b>Central Vac:</b> Y	<b>UFFI:</b>	<b>Sewer:</b> Sewers
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Waterfront:</b>
<b>Apx Sqft:</b> 5000+	<b>Prop Feat:</b> Central Vacuum, Electric Car Charger, Family Room, Fireplace/Stove, Park, Public Transit, Rec Centre, School	<b>Retirement:</b>
<b>Lot Shape:</b> Rectangular	<b>Exterior Feat:</b> Landscape Lighting, Landscaped, Lawn Sprinkler System, Privacy	<b>HST Applicable to Sale Price:</b> Included In
<b>Roof:</b> Asphalt Shingle	<b>Interior Feat:</b> Auto Garage Door Remote, Carpet Free, Central Vacuum, Bar Fridge, Built-In Oven, Upgraded Insulation	<b>Farm/Agr:</b>
<b>Foundation:</b> Concrete	<b>Security Feat:</b> Security System	<b>Oth Struct:</b> Aux Residences
<b>Assessment:</b> <b>POTL:</b>		<b>Survey Year:</b> 2013
<b>POTL Mo Fee:</b>		<b>Survey Type:</b> Available
<b>Elevator:</b> Y		<b>Spec Desig:</b> Heritage
<b>Laundry lev:</b> Upper		

#	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 Remarks:** 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

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CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE  
1300 Yonge St Ground Flr, Toronto ON M4T1X3

sprawling 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 CANADA 416-960-9995