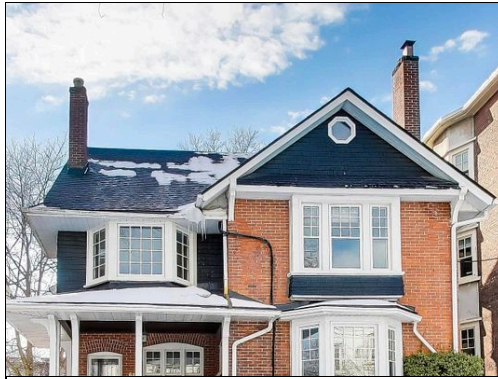




552 Huron St		Sold: \$1,440,000	
Toronto Ontario M5R 2R7		List: \$1,550,000	
Toronto C02 Annex Toronto			
Taxes: \$10,912/2025		For: Sale	% Dif: 93
Sold Date: 03/09/2026			
SPIS: No	Last Status: SLD	DOM: 6	
Detached	Fronting On: W	Rms: 11	
Link: N	Acreage:	Bedrooms: 8	
2 1/2 Storey	25 x 130 Feet	Washrooms: 4	
	Irreg:	4x0	
Dir/Cross St: Lowther/Huron Directions: 552 Huron Street			

MLS#: C12837956		PIN#: 212150128	
Assignment: No		Fractional Ownership: No	
Legal: PCL 137-2 SEC M2; PT LT 137 PL M2 TORONTO BEING THE SLY 25 FT; TORONTO , CITY OF TORONTO		Vacant Land Condo: No	
Kitchens: 1	Exterior: Brick	Zoning:	
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:	Hydro:
Basement: Other	Drive: None	Gas:	Phone:
Fireplace/Stv: Y	Drive Park Spcs: 0	Water:	Municipal
Heat: Other / Other	Tot Prk Spcs: 0	Water Supply Type:	
A/C: Other	UFFI: No	Sewer:	Sewers
Central Vac: No	Pool: None	Waterfront:	
Apx Age:	Prop Feat: Fireplace/Stove	Retirement:	N
Apx Sqft: 2500-3000	Interior Feat: Other	HST Applicable to	Included In
Roof: Other		Sale Price:	
Foundation: Other		Farm/Agr:	
Assessment: POTL: N		Oth Struct:	
POTL Mo Fee:		Survey Type:	None
Laundry lev:		Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Rare land-value offering in Toronto's highly sought-after Annex neighbourhood. This detached property sits on a 25 x 130 ft lot and is being sold strictly for redevelopment purposes. Located within the City of Toronto's Major Transit Station Area (MTSA), the property supports single-family or multiplex residential development as-of-right under current planning policy. Preliminary zoning review suggests the potential for approximately 4-6 residential units (~4760sf), together with a possible garden suite (~880sf), subject to compliance with applicable by-laws, performance standards, servicing capacity, and municipal approvals. This designation may provide a streamlined pathway for gentle density intensification, subject to buyer due diligence. Positioned steps from Bloor Street, subway access, and the University of Toronto, the site offers the fundamentals for long-term redevelopment in an established, transit-oriented neighbourhood with consistent rental demand. Ideal for investors, builders, or developers seeking a well-located urban infill opportunity. The existing structure has sustained flood damage and is not habitable. The property is offered in "as is, where is" condition with no representations or warranties. Multiplex and Garden Suite report available upon request.					
Listing Contracted With: PROPERTY.CA INC. Ph: 416-583-1660					



64 Kendal Ave Toronto Ontario M5R 1L9 Toronto C02 Annex Toronto Taxes: \$15,670/2026 Sold Date: 03/03/2026 SPIS: No Last Status: SLD DOM: 4			Sold: \$3,366,000 List: \$2,999,000 For: Sale % Dif: 112
Detached Link: N 2 1/2 Storey	Fronting On: W Acreage: 45 x 139 Feet Irreg:	Rms: 12 + 2 Bedrooms: 5 + 1 Washrooms: 4 2x4x2nd, 1x4x3rd, 1x4xLower	Dir/Cross St: Spadina and Dupont Directions: Access best from Dupont, park in drive

MLS#: C12829020 PIN#: 212270252		
Legal: PT LT 45-46, 45A, 46A PL 1152 CITY WEST AS IN CT342150		
Kitchens: 1 + 1 Fam Rm: Y Basement: Full / Finished / Apartment Fireplace/Stv: Y Heat: Baseboard, Water / Electric, Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1900 Yr Built Source: MPAC Apx Sqft: 3000-3500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: 2026 POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Cedar Gar/Gar Spcs: Detached / 1 Drive: Private Drive Park Spcs: 5 Tot Prk Spcs: 6 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Exterior Feat: Deck Interior Feat: In-Law Capability	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: Phone: Municipal Sewers

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	13	x 8	Hardwood Floor
2	Living	Main	16.25	x 14	Hardwood Floor Fireplace Bay Window
3	Dining	Main	14.08	x 11.91	Hardwood Floor Combined W/Kitchen Fireplace
4	Family	Main	12.17	x 17.08	Hardwood Floor Walk-Out Skylight
5	Kitchen	Main	10.08	x 13.08	Hardwood Floor Pantry Walk-Out
6	Prim Bdrm	2nd	16.08	x 13	4 Pc Ensuite W/I Closet Fireplace
7	Sitting	2nd	13.75	x 11.08	Bay Window Hardwood Floor Fireplace
8	2nd Br	2nd	10.67	x 11.42	Broadloom B/I Bookcase
9	3rd Br	3rd	10.07	x 12.76	Hardwood Floor
10	4th Br	3rd	11.83	x 13	Hardwood Floor
11	5th Br	3rd	14.25	x 18.83	Hardwood Floor Fireplace B/I Bookcase
12	Kitchen	Lower	9.42	x 11.75	Tile Floor Above Grade Window
13	Rec	Lower	12.17	x 20.42	Tile Floor Above Grade Window
14	Utility	Lower	15.75	x 12.08	Unfinished

Client Remks: Welcome to a distinguished Queen Anne Victorian in the prime Annex, where architectural heritage meets modern comfort. This expansive residence offers 5 + 2 bedrooms and 4 full bathrooms, perfect for growing and/or multigenerational families. Sunlight streams into every principal room, highlighted by a stunning sun-filled family room addition that creates an effortless gathering space overlooking the garden. The large lot, long private drive and separate garage - all rare in this neighbourhood - add an exceptional level of convenience and prestige. The lower level is beautifully configured for multigenerational living, offering a private and comfortable extension of the home that supports independence while keeping loved ones close. Set on a quiet, tree-lined street just moments to parks, subway access, acclaimed dining, and an easy stroll to Yorkville, this is a landmark Annex opportunity. These grand old homes, particularly with a large lot, private drive and plenty of parking, very rarely come to market. Home inspection available upon request.

Inclusions: Fridge, Stove, dishwasher, (main floor kitchen), fridge, stove, microwave (lower kitchen fridge and stove "as is"), washer and dryer, garage door opener and remote.

Listing Contracted With: Royal LePage Our Neighbourhood Realty **Ph:** 416-639-7575



94 Walmer Rd			Sold: \$5,500,000		
Toronto Ontario M5R 2X7			List: \$5,850,000		
Toronto C02 Annex Toronto					
Taxes: \$24,116.58/2025		For: Sale	% Dif: 94		
Sold Date: 06/05/2026					
SPIS: No	Last Status: SLD	DOM: 32			
Detached	Fronting On: W	Rms: 10 + 4			
Link: N	Acreage:	Bedrooms: 5 + 1			
3-Storey	40.33 x 127 Feet	Washrooms: 6			
	Irreg:	2x6, 2x4, 1x3, 1x2			
Dir/Cross St: Bernard Ave & Spadina Rd.					
Directions: South of Bernard Avneue and north of Lowther Avenue.					

MLS#: C13077980 **PIN#:** 212270109
Legal: PT LT 103 PL 698 CITY WEST AS IN WA94773 S/T CT507880; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Detached / 2	Cable TV:
Basement: Finished	Drive: Right Of Way	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 1	Water:
Heat: Forced Air / Gas	Tot Prk Spcs: 3	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Family Room,	Retirement:
Year Built: 1895	Fireplace/Stove, Park, Place Of Worship,	HST Applicable to Included In
Yr Built Source: MPAC	Public Transit, School	Sale Price:
Apx Sqft: 3500-5000	Exterior Feat: Landscaped	Farm/Agr:
Lot Size Source: MPAC	Interior Feat: Sump Pump	Oth Struct:
Roof: Slate	Security Feat: Alarm System, Carbon	Survey Type: None
Foundation: Brick	Monoxide Detectors, Smoke Detector	Spec Desig: Unknown
Assessment: 2025 POTL:		
POTL Mo Fee:		
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	10.99	x 10.17	Gas Fireplace	Crown Moulding	Stone Floor
2	Living	Main	17.59	x 14.24	Crown Moulding	Fireplace	Hardwood Floor
3	Dining	Main	14.67	x 14.01	Gas Fireplace	Hardwood Floor	Crown Moulding
4	Family	Main	25	x 19.59	W/O To Deck	Gas Fireplace	B/I Bookcase
5	Kitchen	Main	17.32	x 11.68	B/I Appliances	Centre Island	Hardwood Floor
6	Prim Bdrm	2nd	24.67	x 15.68	Gas Fireplace	W/I Closet	6 Pc Ensuite
7	2nd Br	2nd	14.24	x 13.75	Double Closet	Gas Fireplace	6 Pc Ensuite
8	Laundry	2nd	9.58	x 8.33	B/I Appliances	Laundry Sink	Hardwood Floor
9	3rd Br	3rd	16.99	x 14.01	Double Closet	Hardwood Floor	4 Pc Bath
10	4th Br	3rd	15.16	x 12.17	Large Window	W/I Closet	Hardwood Floor
11	5th Br	3rd	15.16	x 12.34	W/I Closet	Large Window	Hardwood Floor
12	Study	3rd	12.99	x 10.99	B/I Desk	Hardwood Floor	4 Pc Bath
13	Br	Lower	17.32	x 10.99	Double Closet	Broadloom	4 Pc Bath
14	Media/Ent	Lower	18.01	x 16.01	Above Grade Window	Pot Lights	Stone Floor
15	Exercise	Lower	19	x 11.32	Mirrored Walls	Cushion Floor	
16	Other	Lower	8.76	x 7.41	B/I Shelves	Stone Floor	Pot Lights

Client Remks: Embedded in prime Annex/Yorkville, this spectacular 5 + 1 br family showpiece has been comprehensively reimagined through a substantial Ray Murakami 3-sty add'n delivering both status & substance. Spanning over 6,100 sq ft on a wide lot, this century home reveals a masterful interplay of volume & light, with soaring clgs, 6 fp (5 gas) and wood & stone flrs, blending architectural sophistication & a cohesive contemporary esthetic elevating every room. At its heart, a stunning open-concept fam rm & dream chef's kit create an extraordinary 39' by 25' focal point. Seamlessly anchored by its fp (1 of 2 visible from the kit) an expansive island, & framed by a glass wall, 5 fully retractable panels, the whole area leads to oversize private stone terracing deck, complete with an outdoor kit & low maintenance gdn oasis for a fabulous integrated in & out entertaining. With a fabulous foyer opening to the spacious living & dining rooms, this is a home designed equally for grand entertaining & intimate family living. The upper levels continue to impress. A serene, king-sized primary suite offers treetop gdn views, through expansive wall-to-wall glazing, complemented by a generous sitting room/desk area with a raised fp, a spa-inspired ensuite & dressing rm. The 2nd flr also features a full size laundry room & an additional ensuite bdrm - currently used as a home ofc. Above, a full 3rd flr mirrors the 2nd in size with 3 further bdrms, each with impressive scale, light & ceiling heights & 2 add'l baths centred around a thoughtfully designed multi-desk work & study hub - ideal for families & guests. The lower level offers exceptional versatility, with a media/rec rm, 6th bdrm, wine cellar, prep kit or juice bar, & a fully equipped fitness area - creating a comprehensive lifestyle environment within the home itself. Three car parking is secure, off-street, in the detached garage with lift or the stone pad in front.

Inclusions: Heated floors in Media Room, 2 ensuite baths, 2 baths on 3rd. SnowMelt for stone at back. Garage + lift. 2 sump pumps, Sonos sound + built-in speakers and Avante alarm and cameras.