



937 Bathurst St Toronto Ontario M5R 3G4 Toronto C02 Annex Toronto Taxes: \$6,635.97/2025 Sold Date: 03/30/2026 SPIS: No Last Status: SLD DOM: 5			Sold: \$1,025,000 List: \$1,050,000 For: Sale % Dif: 98
Semi-Detached Link: 2 1/2 Storey	Fronting On: E Acreage: 17 x 136 Feet Irreg:	Rms: 8 + 3 Bedrooms: 4 + 3 Washrooms: 2 1x4xGround, 1x4x2nd	
Dir/Cross St: Bloor And Bathurst Directions: Bloor and Bathurst			

MLS#: C12918120 **PIN#:** 212290006
Legal: PT LT 38 PL 608 NORTH WEST ANNEX AS IN CA167164, S/T & T/W CA167164; CITY OF TORONTO

Kitchens: 2 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Radiant / Gas A/C: None Central Vac: No Apx Age: Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Rolled, Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Not Subject to HST 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	10.76	x 19.09	Picture Window	Fireplace	Hardwood Floor
2	Kitchen	Main	10.93	x 15.49	W/O To Yard	Eat-In Kitchen	Ceramic Floor
3	Br	Main	10.17	x 9.84	Large Window	Hardwood Floor	
4	Br	Bsmt	10.93	x 12.24	Window	B/I Closet	
5	Br	Bsmt	9.68	x 11.58	Window	B/I Closet	
6	Br	Bsmt	10.5	x 14.5	Window	B/I Closet	
7	Living	2nd	15.09	x 14.3	Bay Window	Fireplace	Hardwood Floor
8	Kitchen	2nd	10.93	x 9.58	W/O To Deck	Eat-In Kitchen	Ceramic Floor
9	Br	2nd	10.33	x 9.74	Window	Hardwood Floor	B/I Closet
10	Br	3rd	10.33	x 9.65	Window	Hardwood Floor	B/I Closet
11	Br	3rd	13.91	x 12.83	Bay Window	Hardwood Floor	B/I Closet

Client Remks: The Annex is one of Toronto's most walkable, livable neighbourhoods - and this is your way in. A 2.5-storey semi with real character: exposed brick walls, hardwood floors, multiple decks, two fireplaces and a deep private lot that feels worlds away from the city the moment you step into the backyard. The home is set up as two self-contained units, both vacant, giving you the freedom to move in and structure things exactly the way you want from day one. Live on one floor and offset your mortgage payments with the other, or take the whole thing for yourself. The layout is flexible enough to grow with you. The third floor with its sloped ceilings and tucked-away feel is the kind of retreat that is hard to leave. U of T is minutes away, transit is at your door, and some of the city's best independent businesses line Bathurst Street right outside. Bloor Street's energy is around the corner - everything is steps away: restaurants, shops, parks, and the kind of neighbourhood energy that is hard to replicate anywhere else in the city. Freshly painted throughout and ready to go. No renovations needed, no tenants to inherit, no complications to untangle - just a clean start in one of Toronto's most sought after and loved neighbourhoods. Buy Now. Build Equity. Live Well.

Inclusions: Two stoves, two fridges, two dishwasher, two stacking clothes washers and dryers, hot water tank and gas furnace and equipment and all other items found on the property and belonging to the Seller.

Listing Contracted With: RE/MAX WEST REALTY INC. **Ph:** 416-760-0600



865 Bathurst St
Toronto Ontario M5R 3G2
Toronto C02 Annex Toronto
Taxes: \$9,335.59/2025
Sold Date: 06/05/2026
SPIS: No **Last Status:** SLD **DOM:** 3

Sold: \$1,500,000
List: \$1,099,000
For: Sale **% Dif:** 136

Semi-Detached
Link:
2 1/2 Storey

Fronting On: E
Acreage:
25 x 135 Feet
Irreg:

Rms: 10 + 2
Bedrooms: 4
Washrooms: 3
1x4xMain, 1x4x2nd, 1x3xBsmt

Dir/Cross St: Bloor and Bathurst **Directions:** North of Bloor, South of Barton

MLS#: C13227276 **PIN#:** 212290125
Legal: PT LT 21 PL 608 NORTH WEST ANNEX AS IN CA676313; CITY OF TORONTO

Kitchens: 1
Fam Rm: Y
Basement: Part Fin / Walk-Up
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: No
Apx Age:
Year Built: 1905
Yr Built Source: MPAC
Apx Sqft: 2500-3000
Roof: Asphalt Shingle
Foundation: Stone, Wood Frame
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev: Upper

Exterior: Brick
Gar/Gar Spcs: None / 0
Drive: Front Yard Parking
Drive Park Spcs: 1
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat: Family Room
Interior Feat: Carpet Free

Zoning:
Cable TV:
Gas:
Water:
Water Supply Type:
Sewer:
Waterfront:
Retirement:
HST Applicable to Not Subject to HST
Sale Price:
Farm/Agr:
Oth Struct:
Survey Type: None
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	9.28	x 7.71	Closet	Tile Floor	Stained Glass
2	Living	Main	14.11	x 13.09	Stained Glass	Hardwood Floor	Crown Moulding
3	Dining	Main	14.11	x 10.5	Hardwood Floor	Crown Moulding	
4	Kitchen	Main	13.48	x 10.89	Tile Floor	Large Window	Eat-In Kitchen
5	Family	Main	13.09	x 21.78	W/O To Yard	Hardwood Floor	4 Pc Bath
6	Prim Bdrm	2nd	14.11	x 21.1	W/I Closet	Hardwood Floor	Balcony
7	2nd Br	2nd	15.12	x 11.61	Bay Window	Closet	Hardwood Floor
8	Office	2nd	11.71	x 10.01	Large Window	Hardwood Floor	
9	3rd Br	3rd	14.4	x 15.39	Large Window	Closet	Hardwood Floor
10	4th Br	3rd	14.8	x 15.58	Hardwood Floor	Closet	Window
11	Rec	Bsmt	15.72	x 21.39	Walk-Up	Broadloom	B/I Shelves

Client Remks: A rare opportunity to own a substantial family home in the heart of the Annex. This wide three-storey semi-detached residence offers over 3,400 sq. ft. of total living space and combines timeless character with the space and functionality that are so difficult to find in the city. Expanded through a thoughtful addition, the home features 4 bedrooms, 3 full bathrooms, a spacious main floor family room, a finished lower-level recreation room, and an exceptional primary retreat complete with a large dressing room and extensive closet space. Soaring ceilings throughout the main level create an airy sense of scale, while oversized principal rooms provide ample space for both everyday living and entertaining. The partially finished lower level offers a good-sized rec room with a walk-up to the backyard, making it ideal for recreation or a home office. Situated on a rare 135-foot deep lot, the backyard is a private urban oasis with plenty of room for outdoor dining, gardening, and family enjoyment. Private parking includes one legal parking space, with room to accommodate a second vehicle. Located just a two-minute walk to Bathurst Subway Station, this exceptional home places you in the centre of one of Toronto's most vibrant and sought-after neighbourhoods. Enjoy easy access to renowned restaurants, caf?s, independent shops, Christie Pits Park, excellent schools, the University of Toronto, and the cultural energy of the Annex, Koreatown, and Bloor Street. A truly walkable community where daily errands, dining, recreation, and transit are all just steps from your front door.

Inclusions: All Existing Appliances: Fridge (2026), Stovetop and Hood Fan, Built-In Oven, Dishwasher. Washer and Dryer (2026). All Electrical Light Fixtures. All Window Coverings. 2 Furnaces (2024 & 2026). Lenox Air Conditioning (2025) and 3rd floor AC unit (2023).

Listing Contracted With: KELLER WILLIAMS EMPOWERED REALTY **Ph:** 416-236-1392



935 Bathurst St			Sold: \$980,000
Toronto Ontario M5R 3G4			List: \$1,100,000
Toronto C02 Annex Toronto			
Taxes: \$6,938/2025		For: Sale	% Dif: 89
Sold Date: 01/30/2026			
SPIS: No	Last Status: SLD	DOM: 25	
Semi-Detached	Fronting On: E	Rms: 10 + 1	
Link:	Acreage:	Bedrooms: 5 + 2	
2 1/2 Storey	17 x 136 Feet	Washrooms: 3	
	Irreg:	1x4x2nd, 1x4xBsmt, 1x3xBsmt	
Dir/Cross St: Bathurst And Bloor Directions: Bathurst And Bloor			

MLS#: C12663268 **PIN#:** 212290007
Legal: PT LT 37-38 PL 608 NORTH WEST ANNEX AS IN CT444759, S/T & T/W CA444759; CITY OF TORONTO

Kitchens: 2 Fam Rm: Y Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: Year Built: 1906 Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Membrane, Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room Interior Feat: Water Heater Owned, Water Meter	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST 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	15.16	x 18.18	Wood Floor	Fireplace	Picture Window
2	Kitchen	Main	10.01	x 15.68	Tile Floor	B/I Appliances	
3	Br	Main	12.93	x 9.58			
4	Br	Main	10.01	x 13.91			
5	Br	Bsmt	10.76	x 8.99	Laminate	Window	Closet
6	Br	Bsmt	10.76	x 11.68	Laminate	Window	Closet
7	Family	2nd	13.91	x 15.58			
8	Kitchen	2nd	10.07	x 9.15			
9	Br	2nd	10.5	x 9.58			
10	Dining	2nd	10.07	x 8.43			
11	Br	3rd	13.91	x 13.58			
12	Br	3rd	13.91	x 12.34			
13	Other	3rd	10.66	x 15.49	Balcony		

Client Remks: A Well-Maintained 2.5 Storey Semi In The Heart Of The Annex Featuring Two Spacious Units. Both Suites Are Fully Tenanted With Steady, Reliable Occupants, Making This An Ideal Turn-Key Investment With Strong, Consistent Income. The Property Has Been Carefully Maintained And Updated, Offering Excellent Long-Term Value. Located In One Of Toronto's Most Sought-After Neighbourhoods-Steps To Public Transit, Shopping, Restaurants, And The University Of Toronto. Financials Available Upon Request. A Superb Opportunity For Investors Seeking Stability, Character, And Prime Location On Bathurst Street.

Inclusions: 2 Fridges, 2 Stoves, Hot Water Tank, Gas Furnace And Equipment, Electrical Light Fixtures Owned By The Landlord, 2 Stacked Washers And Dryers, And All Other Fixtures Attached To The Property & Belonging To Landlord.

Listing Contracted With: RE/MAX WEST REALTY INC. **Ph:** 416-760-0600



15 Kendal Ave			Sold: \$1,500,000		
Toronto Ontario M5R 1L5			List: \$1,179,000		
Toronto C02 Annex Toronto					
Taxes: \$10,235.93/2026		For: Sale		% Dif: 127	
Sold Date: 05/14/2026					
SPIS: No		Last Status: SLD		DOM: 8	
Semi-Detached		Fronting On: E		Rms: 10	
Link:		Acreage:		Bedrooms: 3	
3-Storey		23.08 x 128 Feet		Washrooms: 3	
		Irreg:		2x3x2nd, 1x4x3rd	
Dir/Cross St: Bloor And Spadina Directions: North On Walmer Rd, East On Kendal Ave					

MLS#: C13092948 **PIN#:** 212270089
Legal: PT LT 92-93 PL 698 CITY WEST AS IN CA296160 S/T & T/W CA296160; CITY OF TORONTO

Kitchens: 1		Exterior: Brick	Zoning:	
Fam Rm: Y		Gar/Gar Spcs: Carport / 1	Cable TV:	
Basement: Unfinished		Drive: Mutual	Gas:	
Fireplace/Stv: Y		Drive Park Spcs: 2	Water: Municipal	
Heat: Water / Gas		Tot Prk Spcs: 3	Water Supply Type:	
A/C: Wall Unit		UFFI:	Sewer: Sewers	
Central Vac: No		Pool: None	Waterfront:	
Apx Age:		Prop Feat: Family Room,	Retirement:	
Year Built: 1900		Fireplace/Stove, Library, Park, Place Of	HST Applicable to Included In	
Yr Built Source: MPAC		Worship, Public Transit, Rec Centre,	Sale Price:	
Apx Sqft: 2000-2500		School	Farm/Agr:	
Lot Size Source: GeoWarehouse		Interior Feat: Rough-In Bath,	Oth Struct:	
Roof: Asphalt Rolled, Shingles		Workbench, Sump Pump, Storage	Survey Type: None	
Foundation: Brick			Spec Desig: Unknown	
Assessment: POTL:				
POTL Mo Fee:				
Laundry lev: Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.06	x 17.75	O/Looks Frontyard	Closed Fireplace	Broadloom
2	Dining	Main	17.75	x 16.17	Hardwood Floor	Ne View	
3	Kitchen	Main	11.48	x 16.17	W/O To Deck	Sliding Doors	O/Looks Backyard
4	Breakfast	Main	9.45	x 9.22	Sliding Doors	W/O To Deck	Hardwood Floor
5	2nd Br	2nd	17.72	x 13.39	Closed Fireplace	4 Pc Ensuite	Combined W/Sunroom
6	Study	2nd	17.75	x 8.01	O/Looks Frontyard	Combined W/Br	Hardwood Floor
7	Play	2nd	16.17	x 15.55	Hardwood Floor	3 Pc Ensuite	Double Closet
8	Br	2nd	11.48	x 11.45	Combined	O/Looks Backyard	Laminate
					W/Sunroom		
9	Family	3rd	19.06	x 16.34	O/Looks Frontyard	Skylight	4 Pc Bath
10	Study	3rd	16.17	x 9.97	Combined W/Sitting	Hardwood Floor	North View
11	Br	3rd	18.8	x 14.9	Hardwood Floor	W/O To Terrace	Combined W/Br
12	Other	3rd	11.29	x 8.79	East View	East View	East View
13	Furnace	Bsmt	19.06	x 17.75	Window	Concrete Floor	Unfinished
14	Laundry	Bsmt	7.28	x 4.07	Concrete Floor	Unfinished	Laundry Sink
15	Workshop	Bsmt	17.75	x 16.17	Unfinished	Concrete Floor	Window
16	Utility	Bsmt	11.45	x 11.48	Concrete Floor	Window	Unfinished

Client Remks: **Public Open House Saturday May 9 Only 2-4PM**We Adore Kendal! Located 2 Blocks North Of Bloor Street, And 2 Blocks West Of Spadina Avenue In Prime Annex, This Substantial 3-Storey Edwardian Family Home Built In 1900 Sits On A 23.08 X 128 Foot Lot With A Mutual Drive To A Single-Car Carport + 2-Car Tandem Outdoor Spaces. With 10 Generously Scaled And Proportioned Rooms (Including A 16 X 17 Foot Dining Room!) Spread Over Three Floors, And An Unfinished Basement Accessed By The Side Entrance, This Forever Home Has Been Cherished By The Current Owners For The Past 32 Years. Featuring An Enormous Front Porch And A Series Of Entertainment Spaces On The Main Floor, Two Double-Room Bedrooms With En-Suites On The Second Floor, And A Skylit Family Room, 4-Piece Bath, And A Bedroom + Study With A Third-Floor Walk-Out To A Roof Deck, This Airy Sun-Kissed Blank Canvas Is Ready To Be Tailored To Suit. Offers Welcome Thursday, May 14 At 2Pm (Pls Register By 1Pm) W/10Pm Irrevoc. No Pre-emptive Offers Please.

Inclusions: Please Refer To Schedule B
Listing Contracted With: BOSLEY REAL ESTATE LTD. Ph: 416-530-1100



130 Wells St Toronto Ontario M5R 1P4 Toronto C02 Annex Toronto Taxes: \$9,023.58/2026 Sold Date: 06/22/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,673,000 List: \$1,199,000 For: Sale % Dif: 140
Semi-Detached Link: 2 1/2 Storey	Fronting On: N Acreage: 18.41 x 140 Feet Irreg:	Rms: 9 Bedrooms: 5 Washrooms: 2 1x2xMain, 1x4x2nd	Dir/Cross St: Bathurst & Dupont Directions: Via Google Maps

MLS#: C13448082 **PIN#:** 212280101
Legal: See Schedule B

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1898 Apx Sqft: 2000-2500 Roof: Asphalt Shingle, Membrane, Slate Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School Exterior Feat: Awnings, Deck, Porch Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Accessibility: Other Feat: Under Contract: Hot Water Heater HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Year: 1978 Survey Type: Available Spec Desig: Unknown
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Topography: Flat							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.67	x 15.32	Picture Window	South View	Hardwood Floor
2	Dining	Main	13.32	x 12.34	B/I Shelves	O/Looks Living	Hardwood Floor
3	Kitchen	Main	13.32	x 11.09	Breakfast Area	W/O To Deck	Stainless Steel Appl
4	Prim Bdrm	2nd	16.4	x 15.32	Bay Window	W/W Closet	Hardwood Floor
5	2nd Br	2nd	13.58	x 9.09	Closet	North View	Hardwood Floor
6	3rd Br	2nd	10.99	x 9.09	O/Looks Backyard	4 Pc Bath	Hardwood Floor
7	4th Br	3rd	15.68	x 13.58	Double Closet	O/Looks Backyard	Hardwood Floor
8	5th Br	3rd	15.68	x 12.01	B/I Shelves	Closet	Skylight
9	Utility	Lower	30.25	x 14.17			
10	Laundry	Lower	17.85	x 10.24			

Client Remks: Oversized two and a half storey red brick semi being offered to the market for the first time in almost 40-years! This remarkable century home offers soaring coved ceilings throughout the main floor, and an immense sense of scale in the 2112 square feet it presents. The vestibule entryway conceals coats and boots from the sightlines of the oversized principal rooms. The living room and dining room are combined, open-concept and filled with natural light from the oversized picture windows. A convenient powder room is tucked between the dining room and kitchen, adding a practical element to this generous floor plan. The kitchen has a comfortable space for a breakfast table, and storage and stainless steel appliances line two walls. A walk-out to the two-tiered deck outside is accessed from the kitchen, awarding residents the opportunity to entertain, read, dine or take in the private green setting that lies beyond. The second floor holds three excellent bedrooms, as well as the enlarged four-piece family bathroom with a deep soaking tub and enough elbow room for multiple family members to occupy it at the same time. The primary bedroom is just lovely, expanded by the south-facing bay window and offering a wall of closet storage as well. Larger than it might be anticipated, the third floor has two large bedrooms, both with storage and both with additional skylight features that help illuminate the spaces and connect to sight lines of mature trees surrounding the home. In the lower level, a dry basement holds the newer furnace and the full sized washing and drying machines. This is an obvious space for all storage needs, or the setting of a future investment to lower and finish for an additional 782 square feet of living space. Notable updates - new furnace and air conditioning (2018), new asphalt and flat roof (2025), new windows in principle bedrooms and third floor bedroom (2025), kitchen appliances (various dates). No knob and tube wiring found in home inspection.

Inclusions: See Schedule B

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



212 Albany Ave Toronto Ontario M5R 3C6 Toronto C02 Annex Toronto Taxes: \$8,716.65/2026 Sold Date: 06/10/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$1,600,000 List: \$1,399,000 For: Sale % Dif: 114
Att/Row/Townhouse Link: 3-Storey	Fronting On: W Acreage: 17.75 x 95 Feet Irreg:	Rms: 8 Bedrooms: 5 Washrooms: 4 1x2xMain, 1x2x2nd, 1x4x2nd, 1x3xBsmt	Dir/Cross St: Bathurst and Dupont Directions: Follow Waze!

MLS#: C13232498 **PIN#:** 212280137
Legal: PT LT 15 BLK A PL 324 NORTH WEST ANNEX AS IN WA88149; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Part Fin Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1900 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle, Flat Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Hardboard Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Park, Public Transit, Rec Centre, School Interior Feat: Other	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
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.84	x 10.07	Hardwood Floor	Fireplace	Pot Lights
2	Dining	Main	13.85	x 11.15	Large Window	Hardwood Floor	Pot Lights
3	Kitchen	Main	19.26	x 9.51	Renovated	Breakfast Area	Pantry
4	Prim Bdrm	2nd	13.91	x 12.5	Hardwood Floor	Bay Window	Mirrored Closet
5	2nd Br	2nd	11.58	x 8.83	Hardwood Floor	Large Window	
6	3rd Br	2nd	12.24	x 8.66	Closet	Hardwood Floor	Large Window
7	4th Br	3rd	11.15	x 8.5	Hardwood Floor	Window	
8	5th Br	3rd	14.01	x 12.24	Double Closet	Window	Broadloom

Client Remks: This beautifully updated five-bedroom Annex home seamlessly blends timeless character with thoughtful modern renovations. At the heart of the main level is a bright, family-friendly kitchen featuring dramatic granite countertops, a professional-grade gas range, a walk-in pantry, a charming built-in breakfast nook and convenient powder room. With direct access to the private fenced backyard, it's an ideal hub for busy mornings, family dinners, and effortless entertaining. Beyond the kitchen, the spacious dining room and inviting living room, anchored by a stunning turn-of-the-century fireplace, offer warm and welcoming spaces for everyday living and special occasions. A thoughtful 2020 addition transformed the second level, creating a spa-inspired bathroom with double sinks, a custom quartzite vanity, and a soaker tub, along with an additional powder room and laundry area. Three bright bedrooms complete this floor, all featuring hardwood floors and large windows, including a tranquil primary retreat with a beautiful bay window, treetop views, and a generous closet. The third floor features two additional bedrooms, ideal for guests, a playroom, or home offices, while the partially finished basement provides a exceptional storage space. Located just steps from Jean Sibelius Square Park, top-rated public and private schools, and the vibrant local shops, cafes, and restaurants along Bloor and Dupont, this thoughtfully renovated, turnkey family home is situated in one of Toronto's most sought-after neighbourhoods.

Inclusions: Stainless Steel Appliances - Liebherr Fridge, LG Dishwasher (2025), Capital Gas Stove, Vent-A-Hood Rangehood. LG Washer and Dryer, GB&E, owned HWT, A/C unit, Elfs, Window Coverings, Kitchen knife holder attached to backsplash. BBQ and reverse osmosis water filtration system - 'as is'

Listing Contracted With: RE/MAX CONDOS PLUS CORPORATION **Ph:** 416-203-6636



164 Albany Ave Toronto Ontario M5R 3C6 Toronto C02 Annex Toronto Taxes: \$8,544/2025 Sold Date: 04/29/2026 SPIS: No Last Status: SLD DOM: 0			Sold: \$1,685,000 List: \$1,729,000 For: Sale % Dif: 97
Att/Row/Townhouse Link: 2-Storey	Fronting On: W Acreage: 15 x 90 Feet Irreg:	Rms: 7 + 1 Bedrooms: 3 Washrooms: 3 1x3x2nd, 1x4x2nd, 1x3xLower	Dir/Cross St: Dupont St & Bathurst St Directions: Dupont St & Bathurst St

MLS#: C13058704 **PIN#:** 212280109
Legal: PT LT 7 BLK A PL 324 NORTH WEST ANNEX AS IN CA731570 T/W CA731570; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1875 Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Front / Wood Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room Exterior Feat: Landscaped Interior Feat: Water Heater	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: 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	10.4	x 14.17	Large Window	Hardwood Floor	Open Concept
2	Dining	Main	11.19	x 12.24	Hardwood Floor	Open Concept	
3	Kitchen	Main	10.79	x 14.67	Centre Island	Stone Counter	Pot Lights
4	Breakfast	Main	10.76	x 9.35	Large Closet	W/O To Garage	Heated Floor
5	Prim Bdrm	2nd	14.21	x 16.17	3 Pc Ensuite	His/Hers Closets	Large Window
6	2nd Br	2nd	10.83	x 11.38	Large Window	Hardwood Floor	
7	3rd Br	2nd	8.07	x 8.6	Window	Hardwood Floor	
8	Family	Lower	10.76	x 18.14	Above Grade Window	Vinyl Floor	Closet
9	Laundry	Lower	9.35	x 5.74	Laundry Sink	B/I Shelves	

Client Remks: Stunning Turnkey Annex Home On Charming Tree-Lined One-Way Street. Beautifully Renovated 3 Bedroom, 3 Bathroom Home With Down-To-The-Studs Reno, Soaring 10-Ft Ceilings On Main, Open Living/Dining, And Deceptively Spacious Layout. Elevated Modern Kitchen With Quality Finishes And Ample Storage. Sliding Doors Open To Enchanting Backyard With Turf, Ideal For Easy Indoor-Outdoor Living. Spacious Primary With Ensuite And Custom Built-In Closets. Finished Lower Level With Additional Living/Work Space, 3-Pc Bath, Laundry And Storage. Rear Lane Parking Spot. Coveted Palmerston P.S. District. Steps To Summerhill Market, Parks, Transit, And The Best Of The Annex.
Inclusions: Stove, Over the Range Hood, Refrigerator, Dishwasher, LG Washer & Dryer, all electric light fixtures, all window treatments, all bathroom mirrors, all built-ins, Living room TV mount. See Feature Sheet attached for full list of inclusions
Listing Contracted With: HARVEY KALLES REAL ESTATE LTD. **Ph:** 416-441-2888



50 Albany Ave Toronto Ontario M5R 3C3 Toronto C02 Annex Toronto Taxes: \$12,023.76/2026 Sold Date: 06/21/2026 SPIS: No Last Status: SLD DOM: 3			Sold: \$1,750,000 List: \$1,750,000 For: Sale % Dif: 100
Semi-Detached Link: 2 1/2 Storey	Fronting On: E Acreage: 22.5 x 135 Feet Irreg:	Rms: 13 + 6 Bedrooms: 8 + 3 Washrooms: 5 1x4xMain, 1x4x2nd, 1x2x2nd, 2x4xBsmt	
Dir/Cross St: Bloor And Bathurst Directions: Bloor And Bathurst			

MLS#: C13460808 **PIN#:** 212290096
Legal: PT LT 62 PL 608 NORTH WEST ANNEX AS IN CA546283, S/T & T/W CA546283; CITY OF TORONTO

Kitchens: 2	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Fin W/O	Drive: Front Yard Parking, Mutual	Gas: Hydro:
Fireplace/Stv: N	Drive Park Spcs: 1	Phone:
Heat: Radiant / Gas	Tot Prk Spcs: 1	Water: Municipal
A/C: None	UFFI:	Water Supply Type:
Central Vac: No	Pool: None	Sewer: Sewers
Apx Age:	Prop Feat: Hospital, Library, Park, Place	Waterfront:
Apx Sqft: 3000-3500	Of Worship, Public Transit, School	Retirement:
Lot Size Source: GeoWarehouse	Interior Feat: Carpet Free, In-Law	HST Applicable to Not Subject to HST
Roof: Asphalt Shingle, Membrane, Slate	Capability, Primary Bedroom - Main Floor,	Sale Price:
Foundation: Unknown	Separate Hydro Meter, Storage, Water	Farm/Agr:
Assessment: POTL:	Heater Owned	Oth Struct:
POTL Mo Fee:		Survey Type: Unknown
Laundry lev:		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.49	x 10.99	Bay Window	Fireplace	Hardwood Floor
2	Dining	Main	12.5	x 11.32	Bay Window	Hardwood Floor	
3	Kitchen	Main	12.01	x 12.99	Window	Stainless Steel Appl	Hardwood Floor
4	Br	Main	9.25	x 10.99	Window	Hardwood Floor	Closet
5	Br	Main	10.99	x 10.17	Window	Hardwood Floor	Closet
6	Br	Main	12.34	x 9.42	Window	Hardwood Floor	W/O To Yard
7	Kitchen	2nd	10.99	x 14.17	Window	Stainless Steel Appl	
8	Living	2nd	14.99	x 17.32	Bay Window	Hardwood Floor	W/O To Sunroom
9	Br	2nd	10.07	x 10.99	Window	Hardwood Floor	Closet
10	Br	2nd	14.24	x 12.99	Window	Hardwood Floor	Closet
11	Br	2nd	10.24	x 12.76	Bay Window	Hardwood Floor	
12	Br	3rd	14.99	x 17.32	Window	Hardwood Floor	Closet
13	Br	3rd	11.58	x 11.25	Window	Hardwood Floor	Closet
14	Br	Bsmt	16.01	x 16.34	Window	Hardwood Floor	Closet
15	Br	Bsmt	15.75	x 10.43	Window	Hardwood Floor	
16	Br	Bsmt	6.99	x 12.66	Window	Hardwood Floor	
17	Rec	Bsmt	12.6	x 10.01	W/O To Yard	Hardwood Floor	

Client Remks: Classic Double-Brick Semi In The Heart Of The Annex, Steps From U Of T, Configured As A Duplex With Two Self-Contained Units Across Four Floors And An Impressive 3,400 Sq Ft Above Grade. The Upper Suite (2nd And 3rd Floor) Is Currently Tenanted - Income In Place From Day One. It Lives Like A Townhouse: Exposed Brick Living Room, Renovated Kitchen With Stainless Appliances And Classic Black-And-White Tile, In-Suite Laundry, And A Third-Floor Loft With Angled Ceilings And Hardwood Throughout That Draws Excellent Tenants And Keeps Them. The Main And Basement Unit Is Delivered Vacant...And That Vacancy Is Part Of The Value. Move In And Let The Upper Unit Carry Your Costs. Renovate And Re-Tenant At Current Market Rents. Separate The Main Floor And Basement Into Two Independent Units. The Options Are Real And The Address Makes Every One Of Them Work. The Suite Features 9-Ft Ceilings, Original Hardwood, A Decorative Fireplace, A Sun-Filled Enclosed Front Porch, Finished Basement With Full Bath And In-Suite Laundry. Pre-Listing Inspection Rated Above Typical For Its Class: Double-Brick Masonry, 200-Amp Copper Grounded Electrical, Professionally Damp-Proofed Foundation, 10-Yr-Old Hot Water Boiler With ~10 Yrs Remaining. Roofs In Good Repair Throughout. Private Front Parking, A Premium At This Address! The Annex Is One Of Toronto's Most Enduringly Desirable Neighbourhoods: Tree-Lined, Walkable, Intellectually Alive, And Stubbornly Resistant To Going Out Of Style. Less Than A 3-Minute Walk To Bathurst Station. Steps To U Of T, The ROM, Philosophers' Walk, Bloor Street's Independent Boutiques, Bookshops And Restaurants, Koreatown, And Kensington Market. Within The MTSA Zone. Vacancy Rates Here Are Among The Lowest In The City For Good Reason, People Who Live In The Annex Don't Leave Willingly. One Unit Earning. One Unit Waiting For Your Vision.

Inclusions: Two Fridges, Two Stove Ranges, Two Dishwashers, All Existing Light Fixtures, All Existing Window Coverings Belonging To The Landlord, Two Clothes Washers, Two Clothes Dryers, Hot Water Tank, Gas Boiler Heating System And Broadloom Where Laid.

Listing Contracted With: RE/MAX WEST REALTY INC. **Ph:** 416-760-0600



225 Howland Ave Toronto Ontario M5R 3B7 Toronto C02 Annex Toronto Taxes: \$7,593.66/2026 Sold Date: 06/16/2026 SPIS: No Last Status: SLD DOM: 25			Sold: \$1,736,000 List: \$1,780,000 For: Sale % Dif: 98
Att/Row/Townhouse Link: 2 1/2 Storey	Fronting On: E Acreage: 13.61 x 176.88 Feet Irreg:	Rms: 7 Bedrooms: 4 Washrooms: 3 1x2xGround, 1x5x2nd, 1x2xBsmt	Dir/Cross St: Dupont/Spadina Directions: South off Dupont

MLS#: C13163212 **PIN#:** 212280275
Legal: PT LT 27 BLK B PL 324 NORTH WEST ANNEX AS IN CT733497; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Sep Entrance / Unfinished Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle, Flat Foundation: Brick, Stone Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Water Heater	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: 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	Ground	26.25	x 15.49	Hardwood Floor	Brick Fireplace	Combined W/Dining
2	Dining	Ground	26.25	x 15.49	Hardwood Floor	Combined W/Living	
3	Kitchen	Ground	13.58	x 10.89	Renovated	Eat-In Kitchen	W/O To Deck
4	Prim Bdrm	2nd	15.39	x 12.5	Hardwood Floor	W/O To Balcony	
5	2nd Br	2nd	11.22	x 9.58	Window		
6	3rd Br	2nd	10.24	x 9.15	Window		
7	4th Br	3rd	26.25	x 15.06	W/O To Deck		

Client Remks: Tucked away on one of the Annex's most desirable family-friendly streets, this charming brick townhouse blends timeless character with thoughtful modern updates in one of Toronto's most coveted neighbourhoods. Warm and inviting, the home features soaring ceilings, exposed brick, and a classic front porch that captures the charm the Annex is known for. The renovated kitchen is beautifully appointed with premium Bosch appliances, while the updated main and second-floor bathrooms offer stylish, contemporary finishes. The second floor includes a private balcony off the primary bedroom - the perfect spot for morning coffee or a quiet evening retreat. Bedroom 3 being used as a laundry and office and features a convenient combination washer/dryer, ideal for modern urban living. The third floor has potential to create an amazing primary suite. Currently used as a Family room/Home Office/bedroom. French doors leading out to an extremely private deck. Step outside to a very deep, private backyard oasis with mature trees and lush gardens - a rare and peaceful escape in the heart of the city. Just steps to the Dupont and Spadina subway stations, this location offers the best of Annex living: stroll north to Dupont's cafes, boutiques, and local favourites, or head south to the vibrant shops and restaurants of Bloor Street. Enjoy nearby Jean Sibelius Square, along with access to top-rated public (Huron P.S.) and private schools. Permit street parking available. A special opportunity to own a character-filled home in one of Toronto's most beloved neighbourhoods.

Inclusions: Please include existing appliances: Bosch Refrigerator, Bosch Gas Stove, Bosch built-in dishwasher. Combined washer/dryer unit. Existing electric light fixtures and window coverings. Street permit parking. Potential to rent a parking spot from a neighbour.

Listing Contracted With: ROYAL LEPAGE TERREQUITY SEYMOUR REAL ESTATE **Ph:** 416-495-4088



533 Brunswick Ave Toronto Ontario M5R 2Z6 Toronto C02 Annex Toronto Taxes: \$9,123.33/2026 Sold Date: 05/06/2026 SPIS: No Last Status: SLD DOM: 8		Sold: \$1,960,000 List: \$1,890,000 For: Sale % Dif: 104
Semi-Detached Link: 3-Storey	Fronting On: E Acreage: 17.67 x 123 Feet Irreg:	Rms: 10 + 2 Bedrooms: 5 + 1 Washrooms: 3 1x2xMain, 1x4x2nd, 1x4xLower
Dir/Cross St: Brunswick/Bernard Directions: Brunswick/Bernard		

MLS#: C13053958 **PIN#:** 212270036
Legal: Plan 1152 PT LOT 22

Kitchens: 1 Fam Rm: Y Basement: Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1898 Yr Built Source: MPAC Apx Sqft: 2500-3000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room 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
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	32.15	x 14.67	Bay Window	Pot Lights	Open Concept
2	Dining	Main	32.15	x 14.67	Combined W/Living	Pot Lights	Hardwood Floor
3	Kitchen	Main	13.48	x 11.25	Granite Counter	Stainless Steel Appl	Pot Lights
4	Family	Main	13.42	x 11.42	Glass Doors	B/I Shelves	W/O To Deck
5	Prim Bdrm	2nd	14.67	x 13.25	Bay Window	Pot Lights	Closet
6	Br	2nd	12.17	x 11.42	Pot Lights	Closet	
7	Br	2nd	13.25	x 11.42	Glass Doors	Pot Lights	W/O To Balcony
8	Laundry	2nd	9.74	x 6.5	Double Sink		
9	Bathroom	2nd	12.01	x 8.17	Separate Shower	Pot Lights	
10	Br	3rd	14.99	x 13.25	W/I Closet	Pot Lights	
11	Br	3rd	12.24	x 12.01	W/I Closet	W/O To Deck	
12	Br	Lower	12.4	x 10.17	Pot Lights		
13	Rec	Lower	28.58	x 12.99	Pot Lights		

Client Remks: Fabulous Annex Family home. Over 3,600 square feet of fantastic spaces. Impressive 5+1 bedroom, 3 storey home. Renovated modern spaces, thoughtfully curated with remarkable function. Desirable Annex street. Generous principal rooms. Exposed brick, bay window and soaring ceilings. Exceptional kitchen, meticulously designed for everyday living. Featuring generous storage, stone countertops, walnut cabinetry and stainless steel appliances. Opens to spacious main floor family room and private backyard. Large bedrooms, main floor powder room and second floor laundry room. Finished basement with separate entrance. Rec room/office + bedroom. Pad parking. Steps to popular Sibelius park, subway station, Dupont strip dining, cafes, grocers and shops. Walk to U of T, esteemed public and private schools.

Inclusions: Existing light fixtures. Stainless steel LG fridge, GE Profile Convection oven and gas cooktop, Faber hood vent, dishwasher, washer, dryer. Central air conditioning. Heat pump on 3rd floor.

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



23 Annex Lane Toronto Ontario M5R 3V2 Toronto C02 Annex Toronto Taxes: \$8,905.77/2025 Sold Date: 04/11/2026 SPIS: No Last Status: SLD DOM: 4		Sold: \$1,850,000 List: \$1,899,000 For: Sale % Dif: 97
Att/Row/Townhouse Link: 3-Storey	Fronting On: S Acreage: 20 x 68.56 Feet Irreg:	Rms: 8 Bedrooms: 3 + 1 Washrooms: 3 1x3xMain, 1x4x3rd, 1x6xUpper
Dir/Cross St: Bloor Street & Spadina Ave. Directions: furthest setback in the lane - corner house with lots of windows**		

MLS#: C12966222 **PIN#:** 212300221
Legal: PLAN 376Y PT LOT 2,3 NOW 64R17004 PART 13,36,47

Kitchens: 1 Fam Rm: N Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: 16-30 Year Built: 2002 Apx Sqft: 2000-2500 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Stone Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Central Vacuum, Cul De Sac, Fireplace/Stove, Hospital, Library, Park, Place Of Worship, Public Transit Exterior Feat: Deck, Landscaped, Patio, Paved Yard Interior Feat: Auto Garage Door Remote, Central Vacuum, In-Law Capability, Storage, Water Heater Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: freehold - single family Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: Under Contract: Hot Water Heater HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Shed Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Den	Ground	12.99	x 11.58	W/O To Terrace	3 Pc Ensuite	Hardwood Floor
2	Kitchen	Main	12.66	x 14.99	Hardwood Floor	Stainless Steel Appl	W/O To Deck
3	Family	Main	14.99	x 9.68	Gas Fireplace	Pot Lights	Hardwood Floor
4	Dining	Main	12.99	x 10.99	Large Window	Led Lighting	Hardwood Floor
5	2nd Br	2nd	10.5	x 14.99	Hardwood Floor	Large Closet	Large Window
6	3rd Br	2nd	10.07	x 12.6	Hardwood Floor	Large Closet	Large Window
7	Bathroom	2nd	8.01	x 4.99	4 Pc Bath	Soaker	B/I Vanity
8	Prim Bdrm	3rd	15.68	x 14.99	Gas Fireplace	W/I Closet	Hardwood Floor
9	Bathroom	3rd	12.34	x 14.99	Tile Floor	Hot Tub	Separate Shower
10	Other	Upper	31.99	x 14.5	W/O To Sundeck	Sw View	

Client Remks: Your Urban Oasis Awaits, this freehold 2,200 sq.ft.+ end-unit executive townhome with garage, ideally located in the coveted Annex on a private cobblestone cul-de-sac with the best setback on the block. Just 20 steps to Spadina Station and boasting a 98% Walk/Bike/Transit Score, this rare offering combines space, privacy, and unbeatable convenience. Featuring 3 bedrooms + den (easily a 4th bedroom), 3 bathrooms, 9' ceilings, hardwood flooring, stainless steel appliances, modern bathrooms, and three separate walkouts. The ground level offers exceptional versatility with a private den featuring French door walkout to the fully fenced backyard and a 3-piece bathroom - ideal as a guest suite, home office, gym, or nanny quarters. With separate access from the garage and backyard, this level functions beautifully for multi-generational living or work-from-home needs. The second floor is designed for entertaining, featuring a spacious open-concept living and dining area with one of two gas fireplaces, crown moulding, pot lights, and hardwood flooring. The U-shaped kitchen offers abundant cabinetry, ample prep space, a built-in desk/workstation, stainless steel appliances including a 5-burner gas stove and French door refrigerator, double under mount sink, and two walkouts - one to a front Juliette balcony and another to the private kitchen deck complete with BBQ gas line. The third floor hosts two generously sized bedrooms with large windows and treetop views, a full 4-piece bathroom, linen storage, and full-size stacked washer and dryer. The entire fourth floor is dedicated to the primary retreat - a true sanctuary featuring a walk-in closet, Juliette balcony, second gas fireplace, and a luxurious 5-piece ensuite with double vanity, Jacuzzi soaker tub, oversized frameless glass shower, and private toilet room. Above it all, the fully fenced rooftop terrace offers 453 sq.ft. of private outdoor living with water bib, storage shed and a perfect city view.

Inclusions: Stainless Steel 5 Burner Gas Stove, Double French Door Fridge, Dishwasher, Double Sink; Range Hood, Stacked Washer And Dryer, 2 Gas Fireplaces, All Existing lighting fixtures, Window Coverings, Garden Shed, Central vacuum, A/C, Furnace. Maintenance Fees \$288.21 includes snow removal, landscaping and lane maintenance

Listing Contracted With: RE/MAX ULTIMATE REALTY INC. **Ph:** 416-530-1080



227 Howland Ave Toronto Ontario M5R 3B7 Toronto C02 Annex Toronto		Sold: \$2,095,000 List: \$2,095,000
Taxes: \$11,078/2025	For: Sale	% Dif: 100
Sold Date: 04/26/2026		
SPIS: No	Last Status: SLD	DOM: 5
Att/Row/Townhouse	Fronting On: E	Rms: 7 + 1
Link:	Acreage:	Bedrooms: 3 + 1
3-Storey	15 x 176.5 Feet	Washrooms: 5
	Irreg:	1x2xMain, 1x3x2nd, 1x4x2nd, 1x4x3rd, 1x3xBsmt
Dir/Cross St: Dupont & Bathurst Directions: Dupont & Bathurst		

MLS#: C13027464 **PIN#:** 212280274
Legal: PT LT 27 BLK B PL 324 NORTH WEST ANNEX AS IN CA142923; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Full / Sep Entrance	Drive: None	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 0	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 0	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Family Room, Fireplace/Stove	Retirement:
Apx Sqft: 2000-2500	Interior Feat: Carpet Free, Floor Drain, In-Law Capability	HST Applicable to Included In
Lot Size Source: GeoWarehouse		Sale Price:
Roof: Asphalt Shingle, Flat		Farm/Agr:
Foundation: Brick		Oth Struct:
Assessment: POTL:		Survey Type: Available
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	12.8	x 14.76	Open Concept
2	Kitchen	Main	10.83	x 26.25	Open Concept
3	Living	2nd	10.83	x 11.48	
4	Br	2nd	9.51	x 8.2	
5	Br	2nd	12.47	x 8.86	
6	Bathroom	2nd	5.91	x 4.92	
7	Loft	3rd	14.11	x 14.44	
8	Br	3rd	11.15	x 11.81	W/I Closet
9	Bathroom	3rd	7.55	x 7.87	
10	Rec	Lower	9.51	x 25.92	
11	Utility	Lower	5.58	x 7.87	
12	Bathroom	Lower	6.23	x 4.59	

Client Remks: In the heart of the Annex, this exquisitely redesigned three-storey single-family home blends refined design with exceptional everyday livability. Gutted to the studs and thoughtfully reimaged by Palmerston Designs in 2019, it was crafted for elevated family living with warmth, function, and style. The main floor makes an unforgettable first impression with wide plank white oak floors throughout, soaring ceilings, exposed brick, and a rebuilt staircase with sleek modern railings. The heart of the home is a stunning chef's kitchen with a dramatic 12-foot island, integrated appliances, induction stove, drinks fridge, deep farmhouse sink, multiple floor-to-ceiling pantries, and added windows that fill the space with light. A powder room and coat closets complete this level. Sliding glass doors open to a tiered deck and an extraordinarily deep private garden beneath a mature tree canopy, creating a rare urban retreat for entertaining and quiet family moments alike. The upper floors offer an outstanding family layout. The second floor features two spacious bedrooms, each with a dedicated bathroom, a separate family room, plus a laundry room. The entire third floor is devoted to a luxurious primary retreat with exposed brick, vaulted ceilings with exposed architectural beams, abundant natural light, a walk-in closet, spa-inspired ensuite, private balcony, and a flexible lofted space ideal for a home office, lounge, nursery, or creative studio. The 2nd floor family room and 3rd floor loft space could be enclosed for additional bedrooms if so desired. The finished lower level, with tall ceilings and a separate entrance, is set up as a dream home gym and offers incredible versatility. A rare opportunity to own a truly design-forward family home on a deep lot in one of Toronto's most coveted neighbourhoods. Steps to Dupont Subway Station, Jean Sibelius Park, top rated public and private schools and the bustling retail of Bloor Street plus fine dining on the Dupont Strip.

Inclusions: Cooktop Bosch, Wall Oven Bosch, Fridge Bosch Built-In Custom Panel French Door, Dishwasher Miele Fully-integrated, Hoodfan Vent-a-hood (8 " duct), Washer LG Washer LG, Dryer LG Dryer, Small fridge - Jenn-Air fully integrated

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD. **Ph:** 416-921-1112



170 Howland Ave Toronto Ontario M5R 3B6 Toronto C02 Annex Toronto		Sold: \$2,110,000 List: \$2,190,000
Taxes: \$10,112/2025 Sold Date: 06/14/2026	For: Sale	% Dif: 96
SPIS: No	Last Status: SLD	DOM: 26
Semi-Detached Link: 3-Storey	Fronting On: W Acreage: 19 x 197 Feet Irreg:	Rms: 7 + 1 Bedrooms: 5 Washrooms: 3 1x4x2nd, 1x5x3rd, 1x2xLower
Dir/Cross St: DUPONT STREET / BATHURST STREET Directions: BATHURST STREET / DUPONT ST		

MLS#: C13147192	PIN#: 000000000
Legal: PT LT 1-3 BLK B PL 324 NORTH WEST ANNEX AS IN CA573427;TORONTO	

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Apx Sqft: 1500-2000 Roof: Shingles Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fireplace/Stove, Park, Public Transit, School Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.63	x 9.84	Gas Fireplace	Hardwood Floor	Open Concept
2	Kitchen	Main	11.48	x 9.15	Stainless Steel Appl	Hardwood Floor	Open Concept
3	Dining	Main	14.4	x 10.5	W/O To Deck	Hardwood Floor	Open Concept
4	2nd Br	2nd	8.53	x 10.4	O/Looks Backyard	Hardwood Floor	
5	3rd Br	2nd	11.98	x 10.24	Closet	Hardwood Floor	Window
6	4th Br	2nd	11.75	x 15.22	B/I Bookcase	Hardwood Floor	Bay Window
7	Prim Bdrm	3rd	15.12	x 10.56	Gas Fireplace	O/Looks Backyard	Juliette Balcony
8	Rec	Lower	21.88	x 13.32	O/Looks Backyard	Double Closet	
9	Laundry	Lower	9.88	x 7.74			

Client Remks: Nestled in the Prestigious and Historic Annex Neighborhood Surrounded by Mature Trees this Victorian 3-Storey Semi Will Take your Breath Away; Very Bright and Full of Color this Fully Renovated House Boasts Open Concept Main Floor with Combined Living Room, Kitchen and Dining Room with W/O to Deck Perfect for an Afternoon Tea, BBQ, Social Gatherings with Friends or Family Members or Just Simply to Enjoy Beautiful Weather; There are 3 Beautiful Bdrms on the 2nd floor and the Spacious Primary Bdrm with a Pretty Juliette Balcony Overseeing the Tranquil Backyard and Another Room that can be Transformed to the Office/Study or the 5th Bdrm Located on the 3rd Floor; Finished Basement Boasts Recreational Room with Gas Fireplace; You Would Want to Call This Place Home!! Walking Distance to Parks, Schools, U of T, Numerous Restaurants, Cafes, Shopping, TTC, Subway. Inclusions: All Appliances, ELFS, and Window Covering that are not excluded. Upgrades: new tankless water heater and two air conditioning units							
Listing Contracted With: <u>NORDALE REALTY & ASSOCIATES INC.</u> Ph: 416-744-3311							



89 Bernard Ave Toronto Ontario M5R 1R8 Toronto C02 Annex Toronto Taxes: \$16,039/2025 Sold Date: 06/04/2026 SPIS: No Last Status: SLD DOM: 14			Sold: \$2,600,000 List: \$2,649,000 For: Sale % Dif: 98
Semi-Detached Link: 3-Storey	Fronting On: S Acreage: 32.17 x 100 Feet Irreg:	Rms: 10 + 2 Bedrooms: 4 + 2 Washrooms: 5 1x2xLower, 1x3xLower, 1x4x2nd, 1x5x2nd, 1x3x3rd	Dir/Cross St: St George & Bernard Directions: St George & Bernard

MLS#: C13156500 **PIN#:** 212150192
Legal: PCL 45-2 SEC M6; PT LT 45 W/S ST. GEORGE ST PL M6 TORPONTO; PT LT 46 W/S ST GEORGE ST PL M6 TORONTO COMM AT A POINT IN THE SLY LIMI OF BERNARD AV BEING IN THE NLY PRODUCTION OF THE CENTRE LINE OF PARTITION WALL BTN THE HOUSE ON THIS LAND AND THAT TO THE W, SAID POINT BEING DISTANT 22 FT 10 INCHES MORE OR LESS ELY FROM THE NW ANGLE OF SAID LT 46; THENCE SLY TO AND ALONG CENTRE LINE AND CONTINUING SLY PARALLEL PARALLEL TO THE W LIMITS OF SAID LOTS 100 FT MORE OR LESS TO A POINT IN THE S LIMIT OF L

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2500-3000 Lot Shape: Rectangular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: None Security Feat: Alarm System, Security System	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: 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	Foyer	Main	16.99	x 8.33	Marble Floor	Closet	Open Stairs
2	Living	Main	16.24	x 11.32	Hardwood Floor	Marble Fireplace	Pot Lights
3	Dining	Main	18.24	x 10.01	Hardwood Floor	Open Concept	Combined W/Kitchen
4	Family	Main	19.26	x 10.83	Hardwood Floor	Marble Fireplace	W/O To Yard
5	Kitchen	Main	12.24	x 7.05	Marble Floor	Stainless Steel Appl	Open Concept
6	Prim Bdrm	2nd	19.32	x 14.07	5 Pc Ensuite	W/I Closet	W/O To Deck
7	2nd Br	2nd	14.76	x 10.17	4 Pc Ensuite	Double Closet	Broadloom
8	Library	2nd	12.93	x 9.09	Hardwood Floor	Bay Window	B/I Bookcase
9	3rd Br	3rd	15.58	x 9.51	Broadloom	Double Closet	Window
10	4th Br	3rd	12.99	x 10.93	Broadloom	Double Closet	Window
11	Family	3rd	21.82	x 10.5	Hardwood Floor	Fireplace	W/O To Deck
12	Rec	Bsmt	18.01	x 15.09	Tile Floor	Pot Lights	Window
13	Br	Bsmt	21.88	x 10.66	Vinyl Floor	3 Pc Ensuite	Double Closet
14	Laundry	Bsmt	10.93	x 4.76	Stainless Steel Sink	Stainless Steel Appl	Window

Client Remks: Rarely does a home of this scale, character, and address come to market in The Annex. Set on an exceptionally wide 32-foot lot with the coveted luxury of three-car private parking, this remarkable residence offers nearly 4,000 square feet of beautifully proportioned living across four levels- a combination almost impossible to find in one of Toronto's most prestigious neighbourhoods. The main floor makes an immediate impression. A gracious marble foyer and sweeping staircase set the tone, opening to a grand formal living room anchored by a stunning marble fireplace, an elegant dining area ideal for entertaining, and an updated kitchen with new premium appliances. The scale and flow are exceptional. The second floor is a private retreat. The primary suite features a walk-in closet, a luxurious ensuite, and a coveted walk-out to a private terrace. A second bedroom with its own ensuite and a charming sitting room with a bay window complete this level beautifully. The third floor offers rare flexibility, two generous bedrooms, a full bathroom, a sun-drenched south-facing terrace, and a magnificent family and recreation room. The lower level provides a self-contained nanny or guest suite with an ensuite bath, soaring ceiling heights, and expansive recreation space. Steps to Yorkville, Bloor Street, the University of Toronto, and the very best of the city, this is Annex living at its finest.

Inclusions: All electric light fixtures, window coverings, Bosch stove, hood fan, Bosch built in microwave, Bosch built in over, Bosch dishwasher, Subzero fridge/freezer, washer & dryer

Listing Contracted With: HARVEY KALLES REAL ESTATE LTD. **Ph:** 416-441-2888



144 Howland Ave Toronto Ontario M5R 3B5 Toronto C02 Annex Toronto Taxes: \$14,817.81/2025 Sold Date: 05/17/2026 SPIS: No Last Status: SLD DOM: 20			Sold: \$2,550,000 List: \$2,699,000 For: Sale % Dif: 94
Semi-Detached Link: 3-Storey	Fronting On: W Acreage: 25.58 x 150 Feet Irreg:	Rms: 9 + 2 Bedrooms: 4 + 2 Washrooms: 4 1x2xMain, 1x4x2nd, 1x6x3rd, 1x4xBsmt	Dir/Cross St: Bloor & Spadina Directions: Bloor & Spadina

MLS#: C13047848 **PIN#:** 212290227
Legal: PT LT 115 PL 608 NORTH WEST ANNEX AS IN CA432127; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Apartment / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2000-2500 Roof: Asphalt Shingle Foundation: Stone Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: None, Street Only Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: In-Law Suite, Storage	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Year: 1980 Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	8.01	x 16.4	Closet	Hardwood Floor	Window
2	Living	Main	12.66	x 16.01	Bay Window	Hardwood Floor	Fireplace
3	Kitchen	Main	9.84	x 12.34	Centre Island	Stainless Steel Appl	Marble Counter
4	Dining	Main	10.66	x 14.17	Crown Moulding	Hardwood Floor	W/O To Deck
5	2nd Br	2nd	10.5	x 13.32	Bay Window	Hardwood Floor	Brick Fireplace
6	3rd Br	2nd	10.07	x 12.66	Large Window	Hardwood Floor	Closet
7	4th Br	2nd	21.1	x 16.17	Window	Hardwood Floor	
8	Prim Bdrm	3rd	14.67	x 18.57	W/I Closet	Hardwood Floor	Large Window
9	Bathroom	3rd	10.07	x 11.15	6 Pc Bath	Marble Floor	Separate Shower
10	Office	3rd	10.17	x 10.76	Separate Rm	Hardwood Floor	Window
11	Living	Bsmt	8.5	x 22.08	Window	Laminate	
12	Dining	Bsmt	8.5	x 22.08	Laminate		
13	Kitchen	Bsmt	8.5	x 8.83	Window	Laminate	Stainless Steel Appl
14	5th Br	Bsmt	11.15	x 11.52	Window	Laminate	Closet

Client Remks: Tucked along one of the Annex's most coveted streets, 144 Howland Avenue is a rare offering. Set on an exceptional 25.58 x 150 ft lot, this semi-detached home provides a sense of space and scale rarely found in the neighbourhood. Fully renovated in 2010, the home blends timeless character with thoughtful modern updates, showcasing crown moulding, wainscoting, bay windows, and wood-burning fireplaces throughout. The main floor features a bright living room with a wood-burning fireplace and bay window, a spacious dining area overlooking the deep backyard, and a chef's kitchen with large marble island, ample storage, and convenient powder room. The second level offers exceptional flexibility with 3 bedrooms, including an expansive, light-filled space currently used as a family room and bedroom combination, but can easily be converted to create a five-bedroom layout. Complete with a fireplace, custom built-ins, and upper-level laundry. The third floor is a dedicated primary retreat, featuring a separate office or nursery space, a spacious bedroom with sitting area, a custom walk-in closet, and a beautifully renovated six-piece ensuite (2025) with marble floors, freestanding tub, glass shower, and double vanities. The lower level includes a self-contained 1-bedroom suite with full-sized appliances and separate laundry, ideal for additional rental income or extended family visits. All of this in a prime Annex location, just steps to Bloor or Dupont, TTC, and some of the best cafes, restaurants, and shops that the city has to offer.

Inclusions: All window coverings, All electrical light fixtures, All kitchen appliances: Wolf range & hood vent, Miele dishwasher, Jenn-Air fridge, Panasonic microwave, wine fridge. All kitchen appliances in lower level: Stainless steel oven, built-in microwave, stainless steel dishwasher, white fridge. 2 washers, 2 dryers. Storage Shed, BBQ.

Listing Contracted With: BOSLEY REAL ESTATE LTD. **Ph:** 416-322-8000



358 Brunswick Ave Toronto Ontario M5R 2Y9 Toronto C02 Annex Toronto		Sold: \$2,950,000 List: \$2,998,000
Taxes: \$16,062.05/2025	For: Sale	% Dif: 98
Sold Date: 05/12/2026		
SPIS: No	Last Status: SLD	DOM: 7
Semi-Detached Link: 3-Storey	Fronting On: E Acreage: 21.75 x 127.25 Feet Irreg:	Rms: 12 + 2 Bedrooms: 3 + 1 Washrooms: 4 1x2xGround, 1x4x2nd, 1x3x3rd, 1x3xBsmt
Dir/Cross St: Bloor and Brunswick Directions: Bloor and Brunswick		

MLS#: C13082864	PIN#: 000212290
Legal: PT LT 204 PL 608 NORTH WEST ANNEX AS IN WA85645; CITY OF TORONTO	

Kitchens: 1 + 1 Fam Rm: Y Basement: Apartment / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1888 Yr Built Source: MPAC Apx Sqft: 3000-3500 Roof: Other Foundation: Concrete, Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Brick / Metal/Side Gar/Gar Spcs: None / 0 Drive: Street Only 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: Accessory Apartment, Carpet Free, Countertop Range, In-Law Capability, On Demand Water Heater, Storage, Water Heater Owned Security Feat: Alarm System	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	23.88	x 16.08	O/Looks Dining	Heated Floor	Bay Window
2	Dining	Main	23.88	x 16.08	O/Looks Living	Heated Floor	Pot Lights
3	Kitchen	Main	22.21	x 12.6	O/Looks Family	Quartz Counter	B/I Closet
4	Family	Main	23.75	x 16.73	O/Looks Garden	Fireplace	B/I Shelves
5	Prim Bdrm	2nd	13.65	x 16.37	4 Pc Ensuite	W/I Closet	W/O To Sundeck
6	Great Rm	2nd	19.06	x 16.08	Bay Window	Beamed	Murphy Bed
7	Laundry	2nd	6.92	x 9.15	Laundry Sink	B/I Shelves	Window
8	2nd Br	3rd	17.62	x 12.5	B/I Closet	Hardwood Floor	W/O To Sundeck
9	3rd Br	3rd	14.76	x 12.04	B/I Closet	Hardwood Floor	Window
10	Rec	Bsmt	14.96	x 12.11	B/I Shelves	Pot Lights	Heated Floor
11	4th Br	Bsmt	27.13	x 15.78	Combined W/Kitchen	3 Pc Bath	Murphy Bed
12	Kitchen	Bsmt	9.02	x 5.48	Combined W/Br	Quartz Counter	Heated Floor
13	Laundry	Bsmt	9.15	x 6.92			
14	Utility	Bsmt	12.2	x 4.99			

Client Remks: Some houses are renovated. A select few are reimagined. From the street, 358 Brunswick Ave reads as the classic Annex Victorian - red brick, timeless proportions, tree-lined Brunswick Avenue. Step inside, and everything shifts. Bright, contemporary, and architectural; this is a home designed less around trends and more around how people actually want to live. Spanning over 3,000 square feet above grade across three expansive levels, it adapts beautifully to its residents - sophisticated enough for executive entertaining, yet relaxed for everyday family life. The living and dining rooms offer a quieter kind of elegance - open, yet thoughtfully set apart from the kitchen and family room. At the rear, the home opens into a generous kitchen and family space overlooking the west-facing garden, with heated floors and exceptional storage throughout. The second floor feels like a private retreat. The primary suite is beautifully organized, with a walk-in closet, custom built-ins, and its own west-facing deck. Laundry is exactly where it should be - nearby and practical. And then, the great room. Soaring ceilings, architectural beams, integrated storage, and a Murphy bed create a flexible space that easily becomes a media room, library, office, or guest suite. The third floor offers two bedrooms, a bath, and a second west-facing deck - ideal for family, guests, or a bit of separation. Downstairs, a rec room and a beautifully finished self-contained suite with kitchen, bath, laundry, and private entrance offer flexibility for extended family, workspace, or income. Connected when you want it, private when you need it. Two west-facing decks, landscaped outdoor space, heated floors, thoughtful storage, and a location just steps to Bloor Street, cafes, galleries, and the subway. Prime Annex.

Inclusions: All lights and window treatments. Family room TV, Miele dishwasher, Panasonic microwave, Fischer & Paykel range, Miele Range, LG refrigerator, Midea refrigerator, LG washer/dryer, Samsung washer/ dryer, and garden shed.

Listing Contracted With: BOSLEY REAL ESTATE LTD. Ph: 416-322-8000



404 Brunswick Ave Toronto Ontario M5R 2Z4 Toronto C02 Annex Toronto Taxes: \$14,900.76/2025 Sold Date: 04/09/2026 SPIS: No Last Status: SLD DOM: 42			Sold: \$2,950,000 List: \$3,195,000 For: Sale % Dif: 92
Semi-Detached Link: 2 1/2 Storey	Fronting On: W Acreage: 25 x 128 Feet Irreg:	Rms: 9 Bedrooms: 4 + 1 Washrooms: 5 1x2xMain, 1x5x2nd, 1x3x2nd, 1x5x3rd, 1x3xLower	
Dir/Cross St: Bloor & Spadina Directions: Bloor & Spadina			

MLS#: C12822142 **PIN#:** 212290286
Legal: PT LT 191 PL 608 NORTH WEST ANNEX AS IN CT854677; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Full / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Year Built: 1898 Apx Sqft: 2500-3000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Street Only Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fireplace/Stove Exterior Feat: Deck, Porch, Privacy Interior Feat: Bar Fridge, Built-In Oven, Carpet Free, Central Vacuum, Countertop Range, Storage	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: 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	Foyer	Main	10.33	x 6.76	Double Closet	Closet Organizers	Picture Window
2	Dining	Main	19	x 16.67	Open Concept	Window Flr to Ceil	O/Looks Frontyard
3	Kitchen	Main	17.65	x 9.68	B/I Appliances	Breakfast Bar	W/O To Yard
4	Family	Main	18.41	x 12.17	Gas Fireplace	Sliding Doors	W/O To Deck
5	Powder Rm	Main	8.01	x 4.33	B/I Vanity	Led Lighting	Window
6	2nd Br	2nd	14.99	x 19.32	W/O To Balcony	Bay Window	Ensuite Bath
7	Bathroom	2nd	4.99	x 10.01	3 Pc Ensuite	Separate Shower	Tile Floor
8	Other	2nd	8.33	x 8.99	Balcony	O/Looks Frontyard	
9	3rd Br	2nd	13.32	x 10.07	Double Closet	Closet Organizers	O/Looks Backyard
10	4th Br	2nd	12.99	x 12.01	Double Closet	Closet Organizers	Large Window
11	Bathroom	2nd	10.99	x 6	5 Pc Bath	Soaker	Double Sink
12	Prim Bdrm	3rd	17.59	x 10.76	His/Hers Closets	W/O To Deck	Ensuite Bath
13	Bathroom	3rd	11.42	x 10.17	5 Pc Ensuite	Heated Floor	Double Sink
14	Other	3rd	7.25	x 6.5	W/I Closet	Closet Organizers	Enclosed
15	Other	3rd	6	x 5.09	W/I Closet	Closet Organizers	Separate Rm
16	Other	3rd	22.57	x 12.01	Balcony	O/Looks Backyard	
17	Rec	Lower	18.34	x 18.34	Built-In Speakers	Pot Lights	Closet
18	5th Br	Lower	14.24	x 10.24	Window	W/W Closet	Closet Organizers
19	Bathroom	Lower	4.99	x 9.32	3 Pc Bath	Separate Shower	Tile Floor
20	Laundry	Lower	8.01	x 9.32	Separate Rm	Laundry Sink	Tile Floor
21	Furnace	Lower	11.52	x 5.25	Separate Rm	Concrete Floor	

Client Remks: Located just steps from Bloor Street on one of the most desirable blocks in the Annex, this exquisite home is filled with nearly 3,800 Sq Ft of elevated, livable elegance. From the moment you enter, you're drawn through thoughtfully designed spaces with an architectural staircase winding through 4 levels. The open-concept main floor flows perfectly for both memorable entertaining & intimate gatherings with light that pours in from floor-to-ceiling windows. A culinary paradise in the sleek kitchen boasts integrated appliances, smooth countertops and a mix of high-gloss cabinetry & exquisite custom millwork. A warm, inviting sitting room beckons viewing parties with the TV feature wall & contemporary gas fireplace, illuminated by recessed lighting. Take a leisurely promenade via sliding doors to the newly-built deck with gas connection & garden terrace with fire table. Generous for central Toronto, there's tremendous potential in the verdant backyard. At the front of the 2nd level, a large suite features its own balcony & ensuite bath. There's no need to settle any sibling rivalries over who gets the best room with two delightful bedrooms that share a bathroom w/ double sinks; perfect for busy mornings. A hallway closet with rough-in for laundry offers added convenience to this family-friendly layout. The entire 3rd floor is dedicated to the serene Primary with 2 organized walk-in closets and a spa-inspired ensuite with heated floors, freestanding tub & separate WC for added privacy. Step out onto the oversized deck to take in leafy, panoramic views while unwinding in style. The fully finished lower level presents space for family activities, a