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| 122 Roxborough St W Toronto Ontario M5R 1V1 Toronto C02 Annex Toronto Taxes: \$23,746.20/2025 Sold Date: 09/19/2025 SPIS: N Last Status: SLD DOM: 1 | | | Sold: \$6,800,000 List: \$6,250,000 |
| Detached Link: N 2 1/2 Storey | Fronting On: N Acreage: 27 x 149 Feet Irreg: | Rms: 13 Bedrooms: 4 + 1 Washrooms: 5 1x2xMain, 1x3x2nd, 1x6x2nd, 1x6x3rd, 1x3xLower | Dir/Cross St: Molson Street & Roxborough St W Directions: Molson Street & Roxborough St W |

MLS#: C12412943

PIN#: 211940231

Legal: PT LOT 13-14 PL 166E TORONTO AS IN CA475790; CITY OF TORONTO

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| Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: Apx Sqft: 3000-3500 Lot Size Source: GeoWarehouse Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower | Exterior: Brick Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Arts Centre, Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit Exterior Feat: Built-In-BBQ, Deck, Landscape Lighting, Landscaped, Lawn Sprinkler System, Lighting, Patio, Privacy, Porch, Porch Enclosed Interior Feat: Auto Garage Door, Remote, Bar Fridge, Brick & Beam, Built-In Oven, Carpet Free, Central Vacuum, Floor Drain, On Demand Water Heater, Separate Heating Controls, Storage, Storage Area Lockers, Sump Pump, Water Heater, Water Heater Owned Security Feat: Alarm System, Carbon Monoxide Detectors, Security System, Smoke Detector | Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig: | Hydro: Phone: Municipal Included In Spec Desig: |
|---|--|---|--|

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|----|-----------|-------|-------------|------------|-------------------|-------------------|-------------------|
| 1 | Foyer | Main | 9.32 | x 6 | Heated Floor | Marble Floor | 2 Pc Bath |
| 2 | Mudroom | Main | 8.01 | x 6.43 | W/O To Patio | B/I Shelves | Stone Floor |
| 3 | Living | Main | 14.99 | x 11.58 | Combined W/Dining | Fireplace | Bay Window |
| 4 | Kitchen | Main | 18.01 | x 17.65 | B/I Appliances | Centre Island | Built-In Speakers |
| 5 | Great Rm | Main | 22.01 | x 16.24 | Built-In Speakers | W/O To Terrace | Gas Fireplace |
| 6 | Prim Bdrm | 2nd | 16.99 | x 15.49 | W/O To Balcony | His/Hers Closets | 6 Pc Ensuite |
| 7 | 2nd Br | 2nd | 13.48 | x 10.66 | South View | Hardwood Floor | Closet Organizers |
| 8 | 3rd Br | 2nd | 13.48 | x 10.66 | Hardwood Floor | Closet Organizers | 6 Pc Bath |
| 9 | 4th Br | 3rd | 13.16 | x 11.32 | Wood Floor | W/I Closet | 3 Pc Bath |
| 10 | Family | 3rd | 21.42 | x 12.01 | W/O To Roof | B/I Shelves | Hardwood Floor |
| 11 | 5th Br | Lower | 12.01 | x 10.43 | Window | Closet Organizers | 3 Pc Bath |
| 12 | Media/Ent | Lower | 17.65 | x 16.44 | Sunken Room | B/I Shelves | Broadloom |
| 13 | Laundry | Lower | 9.42 | x 6.33 | B/I Fridge | Custom Counter | B/I Appliances |

Client Remarks: One of the most cherished & coveted streets in the Rosedale/Summerhill subway area, this detached masterful, R. Wengle rebuild is a rare style-savvy, state of the art, jewel. Prominently featured in Canadian House & Home magazine, this delivers dramatic couture-inspired interiors in a timeless Edwardian envelope, blending architectural integrity with contemporary sophistication. Inside, the soaring, sunlit interiors embrace a soothing palate of refinement, comfort & individuality. Warm & welcoming, the stained white oak, rich modern millwork, airy skylit rooms, oversized windows & doors framing striking sightlines, luscious marble & a sophisticated blend of bespoke metals highlight the dashing & eclectic verve so vital in todays multi-dimensional world. Underscoring the skilful interplay of the historical, with the prized cutting-edge lines of today, are the original DR FP, earthy brick walls, hand-carved 2-pce marble sink, chevron patterns & exposed beams. At the heart of this exciting home, a sleek chefs kitchen, designed for grand entertaining, showcases a La Cornue gas range & multiple wine & beverage fridges & opens to an exceptional Great Rm, with 11 clg & stunning gas FP over the beautifully curated garden. Upstairs, the cloud-like Primary BR offers 2 wicc, a private balcony & spa-like, radiant heated 6-pce, along with 2 more Bdrms and bath. The 3rd flr boasts a

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

4th BR, 3-pce, loft-like Fam Rm & an expansive rooftop w/o. The lower features a 5th BR/gym, glass-walled, climate-controlled wine cellar, Media/Rec Rm, Lau & 3-pce. The handy mudroom & walk lead to the 2-car Gar with its heated floor. Steps from Ramsden Park, Yorkville & Toronto's most prestigious schools, this residence represents a lifestyle reminiscent of a New York brownstone unparalleled in craftsmanship, privacy & proximity to the financial core.

Inclusions: See Schedule B.

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