



92 Roxborough St W
Toronto Ontario M5R 1V1
Sold: \$2,850,000
List: \$3,100,000

Toronto C02 Annex Toronto

Taxes: \$15,879.42/2024

For: Sale

% Dif: 92

Sold Date: 06/23/2025

SPIS: N

Last Status: SLD

DOM: 34

Detached

Fronting On: N

Rms: 15 + 4

Link: N

Acreage: < .50

Bedrooms: 7

2 1/2 Storey

27 x 149 Feet

Washrooms: 6

Irreg: Irregular

1x4x3rd, 2x4x2nd, 2x4xMain,
1x4xLower

Dir/Cross St: Yonge/Roxborough **Directions:** Yonge/Roxborough

MLS#: C12159281

PIN#: 211940221

Kitchens: 4 + 0
Fam Rm: N
Basement: Apartment
Fireplace/Stv: Y
Heat: Water / Gas
A/C: Wall Unit
Central Vac: N
Apx Age:
Apx Sqft: < 700
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick
Drive: Private
Gar/Gar Spcs: Detached / 3
Drive Park Spcs: 3
Tot Prk Spcs: 3
UFFI:
Pool: None
Prop Feat:
 Fenced Yard, Fireplace/Stove, Park, Public
 Transit, School

Zoning: Residential
Cable TV:
Gas:
Water: Municipal
Water Supply:
Sewer: Sewers
Waterfront:
Retirement:
Farm/Agr:
Oth Struct: Garden Shed
Survey Type: None
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.57	x 14.34	Hardwood Floor	Large Window	Fireplace
2	Dining	Main	10.01	x 9.84	Hardwood Floor	Open Concept	
3	Kitchen	Main	11.91	x 9.42	W/O To Deck	Vinyl Floor	Window
4	Prim Bdrm	Main	12.07	x 11.68	Hardwood Floor	Window	Closet
5	2nd Br	Main	9.45	x 8.17	Hardwood Floor	Window	Closet
6	Living	2nd	15.26	x 11.15	Large Window	Hardwood Floor	Fireplace
7	Dining	2nd	9.51	x 7.64	Hardwood Floor	Window	
8	Kitchen	2nd	11.81	x 10.63	Laminate	Window	W/O To Balcony
9	Prim Bdrm	2nd	11.45	x 10.83	Hardwood Floor	Closet	Window
10	2nd Br	2nd	10.73	x 8.17	Hardwood Floor	Closet	Window
11	Living	3rd	14.93	x 13.42	Broadloom	Combined W/Dining	Window
12	Kitchen	3rd	8.99	x 5.97	Broadloom	Window	Large Closet
13	Prim Bdrm	3rd	12.99	x 11.98			
14	Living	Lower	12.86	x 10.01			
15	Kitchen	Lower	10.01	x 9			
16	Prim Bdrm	Lower	10.01	x 6.99			
17	2nd Br	Lower	10.01	x 6.99			

Client Remks: Exceptional Investment Opportunity in Torontos Iconic Annex Neighbourhood! Calling all investors - don't miss this rare turnkey opportunity in one of Torontos most prestigious and historic communities. Ideally situated between Yonge Street and Roxborough, this unique property offers approximately 3,800 sqft of income-generating space, thoughtfully divided into four self-contained units. Currently bringing in \$128,500 in annual income, this property also features four separate hydro meters and in-suite laundry in each unit. Each level showcases its own unique design and character, with bright, open-concept layouts. Bonus potential: a triple-car garage off Molson Street offers the possibility to convert into a fifth rental suite, unlocking even greater income potential. Surrounded by stunning turn-of-the-century architecture and multi-million dollar homes, this unbeatable location is just steps from Bloor Street, the TTC, University of Toronto, George Brown College, elite private schools, Yorkville, parks, fine dining, and more. Whether you're looking to expand your investment portfolio or create a custom dream home in a prime downtown setting, this property checks all the boxes.

Extras:

Listing Contracted With: Acquire Realty 647-600-3987



11 Gibson Ave
Toronto Ontario M5R 1T4
Toronto C02 Annex Toronto
Taxes: \$16,051.09/2025
Sold Date: 04/10/2025
SPIS: N
Last Status: SLD
DOM: 2

Sold: \$3,975,000
List: \$3,995,000
For: Sale
% Dif: 99

Detached
Link: N
3-Storey

Fronting On: S
Acreage:
25 x 88.42 Feet
Irreg:

Rms: 10
Bedrooms: 3
Washrooms: 4
1x2xMain, 1x4x2nd, 1x3x3rd,
1x3xBsmt

Dir/Cross St: Yonge & Roxborough **Directions:** West on Gibson off Yonge St.

MLS#: C12068940

PIN#: 211940013

Kitchens: 1 Fam Rm: Y Basement: Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 2000-2500 Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Drive: Gar/Gar Spcs: Detached / 2 Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove	Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.85	x 12.76	Hardwood Floor	Gas Fireplace	
2	Dining	Main	13.91	x 9.58	Hardwood Floor	W/O To Deck	O/Looks Backyard
3	Kitchen	Main	11.52	x 10.76	Centre Island	Stainless Steel Appl	
4	Family	2nd	14.99	x 11.25	Hardwood Floor	B/I Bar	B/I Shelves
5	Br	2nd	10.6	x 10.43	Hardwood Floor	B/I Closet	
6	Br	2nd	12.07	x 9.25	Hardwood Floor	B/I Closet	
7	Prim Bdrm	3rd	19.09	x 13.85	3 Pc Ensuite	Skylight	Hardwood Floor
8	Other	3rd	20.24	x 7.51	His/Hers Closets	Hardwood Floor	
9	Rec	Lower	18.67	x 13.58	B/I Closet	Mirrored Closet	
10	Laundry	Lower	7.15	x 7.09			

Client Remks: Don't Miss This Rare Opportunity For A Back-To-The-Bricks Custom Rebuilt Detached Home On The South Side Of Coveted Gibson Avenue With Gorgeous Views Over Ramsden Park! The Ideal Summerhill Location, Steps To Boutique Shops, Amazing Restaurants, The Best Fresh Markets & Rosedale Subway Station. This Three-Storey Classic Brick Home Offers Over 2850 Square Feet Of Tastefully-Designed Space Over Four Levels. The Welcoming Main Floor Features A Cozy Living Room With A Linear Gas Fireplace, A Great Open Concept Dining Room With A Walkout To A Low Maintenance Urban Oasis & Two-Car Garage. The Chef's Kitchen Features Top Line Appliances, Custom Cabinetry by Icon Kitchens and a Caesarstone Waterfall Breakfast Island. The Second Floor Family Room With A Custom Onyx Bar & SubZero Bar Fridge Is A Perfect Place To Relax Or Convert Back To A Fourth Bedroom. Two Additional Bedrooms And 4-Piece Bath Complete The Level. The Third Floor Is Truly A Spacious Primary Retreat With A Large Closet-Lined Dressing Room, Automated Lutron Blackout Blinds, And A Spa-Like 3-Piece Bath With An Oversized Plate Glass Shower With Rainshower & Body Jets. All Tiled Surfaces In The Home Offer Heated Flooring. Extensive Built-Ins Throughout. The Underpinned Full-Height Basement, With Separate Entrance, Heated Floors, A Great Recreation/TV Room With Built-Ins And 3-Piece Bathroom Complete This Upscale Family Or Downsizer Home! Please See Attached Feature Sheet For An Extensive List Of Custom Upgrades. Need More Space? A Garden Suite Report Is Available.

Extras:

Listing Contracted With: RE/MAX HALLMARK REALTY LTD.416-486-5588