



27 Belmont St
Toronto Ontario M5R 1P9
 Toronto C02 Annex Toronto
Taxes: \$7,284.48/2025
Sold Date: 09/29/2025
SPIS: N **Last Status:** SLD **DOM:** 4

For: Sale **% Dif:** 98

Att/Row/Twnhouse **Fronting On:** S **Rms:** 7
Link: **Acreage:** **Bedrooms:** 2
 2-Storey 13.83 x 57 Feet **Washrooms:** 2
Irreg: 1x5x2nd, 1x2xLower
Dir/Cross St: Yonge & Belmont **Directions:** Yonge & Belmont

MLS#: C12426490 **PIN#:** 211950088

Legal: PT LT 3 PL 383 YORKVILLE AS IN CT964401; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished	Park/Drive:	Hydro:
Fireplace/Stv: N	Drive: Street Only	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 0	Phone:
A/C: Central Air	Tot Prk Spcs: 0	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age:	Pool: None	Sewer: Sewers
Year Built: 1888	Prop Feat: Interior Feat: None	Waterfront:
Yr Built Source: MPAC		Retirement:
Apx Sqft: 700-1100		HST Applicable to: Included In
Lot Size Source: MPAC		Sale Price:
Roof: Membrane		Farm/Agr:
Foundation: Concrete Block		Oth Struct:
Assessment: 2025 POTL:		Survey Type: None
POTL Mo Fee:		Spec Desig: Heritage
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	13.16	x 13.25	Combined W/Dining	Hardwood Floor
2	Dining	Main	10.07	x 9.84	Combined W/Living	Hardwood Floor
3	Kitchen	Main	8.6	x 11.42	B/I Oven	B/I Range
4	Prim Bdrm	2nd	11.52	x 11.68	5 Pc Ensuite	Hardwood Floor
5	2nd Br	2nd	9.84	x 9.74	Hardwood Floor	Sliding Doors
6	Bathroom	2nd	10.79	x 7.38	5 Pc Bath	Soaker
7	Bathroom	Lower	0	0	2 Pc Bath	
8	Rec	Lower	0	0		

Client Remks: If location is everything, then 27 Belmont Street has it all. Steps from Yorkville's boutiques, cafes, and cultural pulse, this red-brick heritage row house manages to feel both in the middle of it all and like a private retreat. Fully updated, immaculately maintained, and requiring no work, it balances modern design with timeless character in a way that feels effortlessly livable. Inside, the open-concept main living space is bright and welcoming, with nine-foot ceilings in the living and dining areas that create a sense of airiness and flow. The custom galley kitchen is a chef's delight, featuring a Bosch oven/microwave combo, Bosch dishwasher, Miele gas range, and a bespoke stainless steel hood and sleek cabinetry that maximizes storage without sacrificing style. Upstairs, the primary bedroom offers built-in storage and direct access to a marble-clad, spa-like bathroom with a double vanity, deep soaker tub, and glass-enclosed shower. A skylit second bedroom room sits alongside, ideal as an office, guest room, or nursery. The basement has been fully dug out and sits just an inch shy of seven feet, making it a highly usable extension of the home. With a two-piece bath, laundry, and flexible space, it works well as a cozy media nook, home office, or workout area. Out back, significant investment has transformed the yard into a true extension of the home. A dark stone patio sits on poured concrete designed never to shift creating a polished, low-maintenance outdoor space. A small garden softens the edges, while full fencing ensures both privacy and tranquility. This is a rare opportunity to own a Yorkville home that combines heritage character, thoughtful updates, and everyday comfort in one of Toronto's most coveted neighbourhoods. Street permit parking is available, along with convenient access to a nearby underground garage. See more at www.dvlists.com/27belmontstreet

Inclusions: Washer, Dryer, Fridge, Gas Stove, Built-In Wall Oven and Microwave, Dishwasher, Range Hood, All Electrical Light Fixtures And Window Coverings

Listing Contracted With: EXP REALTY866-530-7737



59 Dupont St Toronto Ontario M5R 1V3			Sold: \$1,725,000
Toronto C02 Annex Toronto			List: \$1,899,000
Taxes: \$7,575.54/2024	For: Sale	% Dif: 91	
Sold Date: 09/08/2025			
SPIS: N	Last Status: SLD	DOM: 14	
Triplex	Fronting On: S	Rms: 13 + 3	
Link: 3-Storey	Acreage: 17.58 x 118 Feet	Bedrooms: 4 + 3	
	Irrig: 17.48 ft x 116.69 ft x 18.64 ft x 3x Bsmt ft x 117.48	Washrooms: 4	
		Dir/Cross St: Avenue Road and Dupont Street Directions: Avenue Road and Dupont Street	

MLS#: C12362957

PIN#: 212170125

Legal: PT LT 6 PL 399E TORONTO AS IN CT996967; TORONTO, CITY OF TORONTO

Kitchens: 3	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Apartment / Separate Entrance	Park/Drive:	Gas:
Fireplace/Stv: Y	Drive: Lane	Water:
Heat: Forced Air / Gas	Drive Park Spcs: 2	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 2	Sewer:
Central Vac: Y	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 2000-2500	Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Place Of Worship, Public Transit	HST Applicable to Sale Price: Included In
Lot Shape: Rectangular	Exterior Feat: Deck, Landscaped, Patio, Privacy, Porch	Farm/Agr:
Lot Size Source: GeoWarehouse	Interior Feat: Central Vacuum, Guest Accommodations, In-Law Capability, In-Law Suite, Primary Bedroom - Main Floor, Separate Hydro Meter, Sump Pump	Oth Struct: Fence - Full
Roof: Slate, Shingles		Survey Type: Unknown
Foundation: Concrete		Spec Desig: Unknown
Assessment: POTL:		
POTL Mo Fee:		
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	2nd	16.4	x 11.48	Hardwood Floor	Large Window	Fireplace
2	Kitchen	2nd	14.11	x 8.2	Stainless Steel Appl	Quartz Counter	Eat-In Kitchen
3	Br	2nd	12.14	x 10.83	Closet Organizers	Window	
4	Bathroom	2nd	7.87	x 4.92	4 Pc Bath		
5	Prim Bdrm	3rd	15.42	x 12.8	5 Pc Ensuite	Double Closet	
6	Den	3rd	10.17	x 8.2	W/O To Terrace	Double Doors	South View
7	Living	Main	20.34	x 12.8	Fireplace	Moulded Ceiling	Bay Window
8	Kitchen	Main	13.45	x 8.53	Quartz Counter	Stainless Steel Appl	
9	Br	Main	14.11	x 9.84	Closet Organizers	Window	
10	Bathroom	Main	7.22	x 4.92	4 Pc Bath		
11	Laundry	Main	5.91	x 4.92	Window		
12	Living	Bsmt	13.45	x 12.47	Mirrored Closet	Pot Lights	Tile Floor
13	Kitchen	Bsmt	9.19	x 7.55	Open Concept	Modern Kitchen	Tile Floor
14	Br	Bsmt	10.5	x 9.51	Closet	Window	Tile Floor
15	Bathroom	Bsmt	6.89	x 4.59	3 Pc Bath		
16	Office	Bsmt	10.5	x 4.92	Separate Rm	Tile Floor	
17	Den	Bsmt	13.45	x 13.12	Separate Rm	Tile Floor	

Client Remarks: Annex/Yorkville Georgian legal triplex - renovated and turnkey. Three self-contained suites blend original character with modern finishes; ideal for investors, multi-generational living, or live-and-rent. Upper Owner's Suite (2 levels): 2 bed/2 bath; chef's kitchen (quartz/stainless, island); bright great room (high ceilings, crown, fireplace); generous primary with spa-like 5-pc ensuite; sunroom to south-facing rooftop terrace with skyline views; in-suite laundry. Main-Floor Suite: large 1-bed with period detail; updated kitchen (quartz/stainless); 4-pc bath; walkout to shared garden. Full laundry hookups present (machines not installed). Lower-Level Suite with private entrance; modern finishes; in-suite laundry; shared garden access. Extras: two-car surface laneway parking; solid mechanicals; Lanescape laneway suite report available (future potential - buyer to verify). Steps to Ramsden Park, Yorkville, U of T; near Dupont & St George stations. Some photos virtually staged.

Inclusions: All existing appliances 3 fridges, 3 stoves, 3 range hoods, 2 dishwashers, 2 washers & 2 dryers (upper & lower suites; main floor has full laundry hookups only); all existing electric light fixtures not belonging to tenants; window coverings where installed; wall-mounted ductless A/C (3rd floor); 2 surface parking spaces at rear; existing garden features and landscaping (excluding any tenant-owned items such as planters or patio furniture); basement sump pump and waterproofing system.

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



17 Webster Ave Toronto Ontario M5R 1N6			Sold: \$2,000,000 List: \$2,195,000
Toronto C02 Annex Toronto			
Taxes: \$11,394.26/2025	For: Sale		% Dif: 91
Sold Date: 09/26/2025			
SPIS: N	Last Status: SLD	DOM: 23	
Att/Row/Twnhouse	Fronting On: S	Rms: 7	
Link: 3-Storey	Acreage: 15 x 100.36 Feet	Bedrooms: 3	Washrooms: 3
	Irreg:	1x2xMain, 1x4x2nd, 1x5x3rd	
Dir/Cross St: Avenue Road / Davenport Road Directions: Via Google Maps			

MLS#: C12378024

PIN#: 211960114

Legal: See Schedule B.

Kitchens: 1	Exterior: Brick	Zoning: Plan of survey available
Fam Rm: N	Gar/Gar Spcs: Built-In / 1	Cable TV:
Basement: Partial Basement	Park/Drive: Private	Gas:
Fireplace/Stv: Y	Drive: Private	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 1	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 2	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Year Built: 1980	Prop Feat: Fireplace/Stove, Public	HST Applicable to: Included In
Yr Built Source: MPAC	Transit	Sale Price:
Apx Sqft: 2000-2500	Interior Feat: Other	Farm/Agr:
Lot Size Source: GeoWarehouse		Oth Struct:
Roof: Asphalt Shingle		Survey Year: 1980
Foundation: Unknown		Survey Type: Available
Assessment: POTL:		Spec Desig: Other
POTL Mo Fee:		
Laundry lev: Upper		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	2nd	6.82	x 6.17			
2	Kitchen	2nd	16.99	x 9.09	Eat-In Kitchen	O/Looks Frontyard	2 Pc Bath
3	Dining	2nd	13.78	x 9.15	O/Looks Living	South View	Hardwood Floor
4	Living	Main	18.18	x 10.6	Walk-Out	Fireplace	Hardwood Floor
5	Den	Main	13.16	x 8.01			
6	2nd Br	3rd	12.01	x 11.75	Closet	O/Looks Backyard	Broadloom
7	3rd Br	3rd	12.01	x 9.84	Closet	Vaulted Ceiling	Broadloom
8	Prim Bdrrm	Upper	14.01	x 12.34	W/O To Balcony	His/Hers Closets	5 Pc Ensuite
9	Rec	Lower	19.09	x 10.5	Unfinished	Closet	Concrete Floor
10	Utility	Lower	13.85	x 6.66			

Client Remarks: Set your creative juices flowing in this freehold Yorkville townhouse. Built in 1980 and offering over 2100 square feet above-grade, this red brick home offers a blank canvas to design and recreate the space you've imagined in Yorkville, with parking and walking access to the world class amenities from your doorstep. A large lightwell connects the interiors from the roof to the dining room, carrying through the second and third floor stairwells and filling each with natural light. The main floor with a large kitchen and dining room opens to the living room level below it (which is at-grade), with a tandem den and direct access to the built-in garage. Two large bedrooms on the second floor share a four-piece bathroom, and have access to second-floor laundry as well. The primary suite occupies the entire third floor with a large bedroom, multiple closet systems, and an oversized five-piece bathroom. Additional features include a main floor powder room, a wood-burning fireplace, large architectural windows on each floor, and direct walk-out from the main floor to the private south-facing garden. The garden is deeper than you'd expect with a water feature, seating area, and mature greenery. Additional parking for one car is available on the private driveway in front of the garage - a rarity to find two car parking in Yorkville! Redesign the floor plan to suit your needs and reap the benefits of this incredible community with walking access to galleries, fine dining, luxury shopping, museums and transit in every direction.

Inclusions: See schedule B

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



11 Berryman St Toronto Ontario M5R 1M7			Sold: \$2,300,000 List: \$2,595,000
Toronto C02 Annex Toronto			
Taxes: \$12,317/2024		For: Sale	% Dif: 89
Sold Date: 08/22/2025			
SPIS: N	Last Status: SLD	DOM: 73	
Semi-Detached	Fronting On: S	Rms: 7 + 2	
Link: 3-Storey	Acreage: 20 x 118 Feet	Bedrooms: 3 + 1	Washrooms: 3
	Irreg:	1x3xBsmt, 1x3x2nd, 1x3x3rd	
	Dir/Cross St: Bay St & Davenport Rd	Directions: Bay St & Davenport Rd	

MLS#: C12209116

PIN#: 211960247

Legal: PT LT 8 PL 327 YORKVILLE AS IN CA143985; T/W & S/T CA143985; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Detached / 2	Cable TV: Y
Basement: Finished with Walk-Out / Separate Entrance	Park/Drive: Mutual	Hydro: Y
Fireplace/Stv: Y	Drive: Mutual	Gas: Y
Heat: Forced Air / Gas	Drive Park Spcs: 1	Phone: Y
A/C: Central Air	Tot Prk Spcs: 3	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age: 31-50	Pool: None	Sewer: Sewers
Year Built: 1989	Prop Feat: Arts Centre, Family Room, Fireplace/Stove, Hospital, Level, Library, Park, Public Transit	Waterfront:
Yr Built Source: Other	Exterior Feat: Deck	Retirement:
Apx Sqft: 2500-3000	Interior Feat: Auto Garage Door Remote, Floor Drain, In-Law Capability, Water Heater Owned, Water Meter	HST Applicable to Sale Price: Included In
Roof: Asphalt Shingle	Security Feat: Alarm System, Carbon Monoxide Detectors, Monitored, Security System, Smoke Detector	Farm/Agr:
Foundation: Concrete, Concrete Block		Oth Struct:
Assessment: POTL:		Survey Type: None
POTL Mo Fee:		Spec Desig: Other
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	22.11	x 13.09	Scarlet Ohara Stairs	French Doors	Skylight
2	Dining	Ground	12.99	x 12.4	Coffered Ceiling	Pot Lights	Panelled
3	Kitchen	Ground	12.99	x 12.4	Centre Island	W/O To Deck	Large Window
4	Family	2nd	24.02	x 16.5	Fireplace	Skylight	Bay Window
5	Prim Bdrm	2nd	16.01	x 15.09	Ensuite Bath	Double Closet	Large Window
6	3rd Br	3rd	18.31	x 14.3	Ensuite Bath	Double Closet	Balcony
7	Br	Bsmt	14.6	x 13.09	Window	Closet	
8	Office	Bsmt	14.6	x 12.99	Walk-Out	Tile Floor	Window

Client Remarks: Welcome to 11 Berryman St! Tucked away on a quiet side street just steps from upscale Yorkville Ave, this unique property offers the perfect blend of urban living and flexible functionality. With a separate entrance to the private lower level, it's ideal for residential living with rental potential, an in-law suite, or a home-based business. Showcasing 3,350 sq/ft over four levels of finished space, the home features large principal rooms, custom baseboards, and a beautifully panelled formal dining room, all elegantly tied together by a grand Scarlett O'Hara staircase and an architectural skylight that fills the space with natural light. The thoughtfully designed layout includes an open-concept second floor with soaring vaulted ceilings and a fireplace, a bright third-floor family room, and two oversized bedrooms each with its own 3-piece ensuite. There is also the potential to add two additional bedrooms to suit your lifestyle. Located steps to vibrant Yorkville, world-class boutiques, fine dining, museums, the University of Toronto, the Financial District, and the premium hospital. This is a rare opportunity in one of Canada's most coveted neighbourhoods. Make it your own! Don't miss this exceptional property!

Inclusions: Sub-zero fridge, Frigidaire Elite stove&oven, General Electric dishwasher, Inqlis Royal top-load washer&dryer. All electrical fixtures, window coverings.

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



31 Webster Ave Toronto Ontario M5R 1N6 Toronto C02 Annex Toronto Taxes: \$18,412.93/2024 Sold Date: 09/08/2025 SPIS: N		Sold: \$3,136,000 List: \$3,250,000				
Att/Row/Twnhouse	Fronting On: S Link: 3-Storey	Rms: 8 + 1 Bedrooms: 3 Washrooms: 5 1x2xMain, 1x6x2nd, 2x3x3rd, 1x4xBsm				
	Acreage: 19.5 x 100.07 Feet Irreg:					
Dir/Cross St: HAZELTON & DAVENPORT Directions: Avenue & Davenport						
MLS#: C12317054 Legal: Plan 563 Pt Lot 1-3 Rp 6416675 Part 3, 10, 17		PIN#: 211960107				
Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 16-30 Apx Sqft: 3000-3500 Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Built-In / 2 Park/Drive: Drive: Covered Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Ventilation System	Zoning: Cable TV: Y Gas: Y Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Other				
# Room Level Length (ft) Width (ft) Description						
1 Living	Main	29.49	x 13.48	Hardwood Floor	Pot Lights	Bay Window
2 Dining	Main	29.49	x 13.48	Hardwood Floor	Pot Lights	Combined W/Living
3 Kitchen	Main	18.34	x 13.45	Quartz Counter	Breakfast Bar	Panelled
4 Family	Main	18.34	x 13.45	Gas Fireplace	W/O To Patio	O/Looks Backyard
5 Prim Bdrm	2nd	19.03	x 18.37	6 Pc Ensuite	His/Hers Closets	Gas Fireplace
6 2nd Br	3rd	18.37	x 11.98	4 Pc Ensuite	W/I Closet	W/O To Balcony
7 3rd Br	3rd	12.89	x 11.81	4 Pc Ensuite	Vaulted Ceiling	Picture Window
8 Rec	Bsmt	18.47	x 17.72	4 Pc Ensuite	W/O To Garage	W/I Closet
9 Library	Bsmt	8.2	x 19.69			
Client Remarks: Wonderful Townhome On A Quiet Tree-Lined Street In The Heart Of Yorkville. Unique Opportunity Live In This Newly Renovated Luxurious And Contemporary Home. Custom Kitchen With High End Appliances. Ultra Private 2nd Floor Retreat Features two Walk-In Closets And Spa-Like Ensuite. Two additional bedrooms on 3rd floor each with an ensuite that are separated by an open lounge area. Perfect for your guests or children. Lower Level Gym and Media room. Elevator shaft. Paved Terrace With Built In BBQ and Planters. Two car garage parking. Floorplans attached (3189 sqft + 741 sqft).						
Inclusions: All appliances and light fixtures.						
Listing Contracted With: <u>SUTTON GROUP-ASSOCIATES REALTY INC.</u> 416-966-0300						



17 Bernard Ave Toronto Ontario M5R 1R3 Toronto C02 Annex Toronto Taxes: \$19,847.57/2025 Sold Date: 10/13/2025 SPIS: N			Sold: \$3,315,000 List: \$3,649,000
Semi-Detached	Fronting On: S Link: 2 1/2 Storey	Rms: 8 + 1 Bedrooms: 4 Washrooms: 5 1x2xMain, 1x5x2nd, 1x4x2nd, 1x3x3rd, 1x4xLower	For: Sale % Dif: 91
	Acreage: 25.48 x 122 Feet Irreg:		
Dir/Cross St: Bernard and Avenue Rd Directions: From Bedford Rd to Bernard Ave			

MLS#: C12413341

PIN#: 212140230

Legal: LT 2 PL 278E TORONTO S/T & T/W CT945905; TORONTO, CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 2000-2500 Roof: Shingles Foundation: Unknown Assessment: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove 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: Heritage
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	21.06	x 27.2	Fireplace	B/I Shelves	Bay Window
2	Dining	Main	12.11	x 7.97	Fireplace	W/O To Garden	French Doors
3	Family	Main	12.11	x 17.06	Wet Bar	Combined W/Dining	Hardwood Floor
4	Kitchen	Main	9.25	x 22.64	Pocket Doors	Centre Island	Tile Floor
5	Prim Bdrm	2nd	20.37	x 19.82	Balcony	5 Pc Ensuite	W/I Closet
6	Br	2nd	14.4	x 12.5	Double Closet	4 Pc Ensuite	Bay Window
7	Br	3rd	21.06	x 14.53	Closet	Window	
8	Br	3rd	11.42	x 9.74	Closet	Window	
9	Rec	Lower	21.06	x 17.03	Concrete Floor	Window	Led Lighting

Client Remarks: Nestled in the heart of Yorkville, on the most coveted and beautiful blocks in Toronto, 17 Bernard Ave is a rare gem with timeless appeal and character. This stunning extra-wide semi features a 25+ ft frontage and a spacious interior with gracious ceiling heights throughout. Thoughtful details and old-world craftsmanship blend seamlessly with modern comforts, creating a one-of-a-kind space that is both inviting and stylish. All of the principal rooms are of a generous scale, providing a luxurious and airy feel to the space. Four bedrooms, including a sublime primary suite with significant closet space, ensuite, attached office, and serene balcony overlooking the yard. Incredible lower level, fully finished with great ceiling heights, bright light, and polished concrete floors. Currently used for home business, and totally flexible for whatever your needs may be. Gorgeous backyard space, completely landscaped and providing total privacy. Located in the heart of this picturesque neighbourhood that offers access to the best amenities there is - shops, fine dining, cultural attractions, TTC subway, and all conveniences. With a distinctive character of a warm and welcoming ambiance, matched by the unbeatable Yorkville location, 17 Bernard Ave offers a truly special place to call home.

Inclusions: All existing appliances, washer, dryer, wall sconces and electric light fixtures (except where excluded), and window coverings.

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



36 Boswell Ave Toronto Ontario M5R 1M4			Sold: \$4,150,000
Toronto C02 Annex Toronto			List: \$4,295,000
Taxes: \$16,748.27/2025			For: Sale
Sold Date: 11/26/2025			% Dif: 97
SPIS: N			Last Status: SLD
DOM: 20			
Semi-Detached	Fronting On: N	Rms: 8 + 2	
Link:	Acreage:	Bedrooms: 3	
2 1/2 Storey	20 x 93.63 Feet	Washrooms: 3	
	Irreg:	1x2xMain, 1x5x2nd, 1x5x3rd	
Dir/Cross St: Bedford Road and Davenport			Directions: Bedford Road and Davenport

MLS#: C12519280

PIN#: 212140147

Legal: PART LOT 5 N/S VICTORIA AV PLAN 349 YORKVILLE AS IN CA204319; T/W CA204319; TORONTO, CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Full / Finished	Park/Drive:	Hydro:
Fireplace/Stv: Y	Drive: Right Of Way	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 2	Phone:
A/C: Central Air	Tot Prk Spcs: 2	Water: Municipal
Central Vac: Y	UFFI:	Water Supply Type:
Apx Age:	Pool: None	Sewer: Sewers
Apx Sqft: 1500-2000	Prop Feat: Central Vacuum, Cul De Sac, Electric Car Charger, Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, School	Waterfront:
Lot Shape: Rectangular	Exterior Feat: Landscape Lighting, Lawn Sprinkler System, Patio, Privacy	Retirement:
Lot Size Source: Survey	Interior Feat: Central Vacuum, Storage, Sump Pump, Upgraded Insulation	Under Contract: Hot Water Tank-Gas
Roof: Shingles, Flat	Security Feat: Alarm System, Monitored	HST Applicable to: Included In
Foundation: Stone		Sale Price:
Assessment: POTL:		Farm/Agr:
POTL Mo Fee:		Oth Struct:
Laundry lev: Upper		Survey Type: Available
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	0	0	Glass Doors	Marble Floor	
2	Living	Main	12.99	x 12.01	Gas Fireplace	Wainscoting	Hardwood Floor
3	Dining	Main	12.99	x 10.01	B/I Bookcase	Wainscoting	Hardwood Floor
4	Kitchen	Main	15.68	x 11.42	Centre Island	Renovated	W/O To Patio
5	Mudroom	Main	10.01	x 4.43	2 Pc Bath	B/I Shelves	W/O To Garden
6	Family	2nd	12.76	x 11.52	Open Concept	Wainscoting	Hardwood Floor
7	Prim Bdrm	2nd	14.93	x 12.07	5 Pc Ensuite	W/W Closet	Hardwood Floor
8	Laundry	2nd	0	0	Double Closet		
9	2nd Br	3rd	12.01	x 9.25	Double Closet	5 Pc Bath	Hardwood Floor
10	3rd Br	3rd	12.01	x 9.74	Double Closet	Hardwood Floor	
11	Office	3rd	8.99	x 6.82	Combined W/Br	Hardwood Floor	Window
12	Rec	Lower	15.68	x 14.67	Above Grade Window		
13	Laundry	Lower	10.24	x 8.07	B/I Shelves		
14	Other	Lower	10.24	x 5.15	B/I Shelves		
15	Utility	Lower	8.01	x 6.99			

Client Remarks: Magazine-worthy residence that blends timeless elegance with superior craftsmanship. Renovated back to the studs. This exceptional property was reimagined by Phillip Mitchell Design, with construction overseen by Brookview Homes. Every detail reflects a deep respect for the neighbourhood and the home's character, while introducing refined and impeccably tailored elegant finishes throughout. Main floor open living and dining, a chef's kitchen, mud room, powder room, second floor family room, luxurious primary suite, laundry and a third floor with good ceiling height and two more bedrooms. Finished lower level with recreation & second laundry room. The curated interiors feature bespoke built-ins and cabinetry by Bellini Cabinetry, exquisite mosaics and tiles from Saltillo imports, and premium plumbing fixtures by Waterworks. Windows & doors were supplied by Marvin Windows, while solid wood doors were sourced from Hazelton Wood Design, paired with antique brass hardware imported from England. Meticulous millwork-including custom trim, wainscoting, and crown moulding crafted by Wood Millers, complementing the replicated newel posts and spindles and a newly designed staircase by StairTech. Exquisite hardwood flooring extends across all three levels, enhancing the home's seamless flow. Artistic touches include custom drapery, hand-painted murals by Marilena Madio and elegant lighting from Circa Lighting and Urban Electric. The exterior is professional landscaped by Chandler & Company and sets the stage for a private urban city garden retreat, complete with flagstone patio, custom-designed pergola, detailed lattice fence with integrated mirrors to reflect the plantings. A rear parking area for two cars with an electric vehicle charger. Just steps from Yorkville and Bloor Street, on the only non-through street... this turnkey residence offers a rare opportunity to live in one of Toronto's most coveted neighbourhoods. Few homes in the Annex captivate like 36 Boswell Avenue.

Inclusions: Gas furnace, central air conditioning, humidifier, sump pumps, Sub-Zero fridge, Wolf stainless steel stove, stove exhaust fan, Miele dishwasher, Wolf stainless steel microwave, Miele washer &dryer, Samsung washer & dryer, Samsung TV in family room, Sonos sound

bar, 2 Sonos controllers in basement, security system (monitoring not included), cameras and the HIK Vision equipment, all luxury drapery and window coverings, light fixtures (except excluded), central vacuum and related equipment, built-in ceiling speakers, Ecobee thermostat, sprinkler system, fireplace screen, and existing electric car charger.

Listing Contracted With: ROYAL LEPAGE/J & D DIVISION 416-489-2121



13 Admiral Rd
Toronto Ontario M5R 2L4
 Toronto C02 Annex Toronto

Taxes: \$21,121.98/2025

Sold Date: 10/03/2025

SPIS: N

Last Status: SLD

Sold: \$4,690,000
List: \$4,850,000

For: Sale

% Dif: 97

Semi-Detached **Fronting On:** E **Rms:** 9 + 2
Link: **Acreage:** **Bedrooms:** 4 + 1
 3-Storey 28.91 x 141.21 Feet **Washrooms:** 5
Irreg: 2x4, 2x3, 1x2
Dir/Cross St: Bedford Rd / Lowther Ave. **Directions:** North of Lowther Ave.

MLS#: C12418470

Legal: PCL 100-2 SEC M6; PT LT 100 E/S ADMIRAL RD PL M6 TORONTO BEING THE S HALF; TORONTO, CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished	Park/Drive:	Hydro:
Fireplace/Stv: Y	Drive: Front Yard Parking	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 1	Water: Municipal
A/C: Central Air	Tot Prk Spcs: 1	Water Supply Type:
Central Vac: N	UFFI:	Sewer: Sewers
Apx Age: 100+	Pool: None	Waterfront:
Apx Sqft: 3000-3500	Prop Feat: Family Room, Fireplace/Stove	Retirement:
Roof: Unknown	Interior Feat: Other	HST Applicable to Included In
Foundation: Unknown		Sale Price:
Assessment: POTL:		Farm/Agr:
POTL Mo Fee:		Oth Struct:
Laundry lev:		Survey Type: Unknown
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	13.75	x 5.74	Crown Moulding	Hardwood Floor	Led Lighting
2	Living	Main	28.41	x 11.68	Crown Moulding	Fireplace	Hardwood Floor
3	Dining	Main	21	x 13.25	Fireplace	Hardwood Floor	Large Window
4	Kitchen	Main	18.01	x 16.99	Combined W/Great Rm	B/I Appliances	Centre Island
5	Breakfast	Main	12.01	x 6.66	Combined W/Great Rm	Hardwood Floor	W/O To Garden
6	Prim Bdrm	2nd	18.01	x 17.26	Bay Window	W/I Closet	3 Pc Ensuite
7	Office	2nd	12.07	x 11.32	Pocket Doors	Halogen Lighting	2 Pc Bath
8	Family	2nd	19	x 18.01	Fireplace	Halogen Lighting	W/O To Balcony
9	2nd Br	3rd	16.01	x 12.24	W/O To Balcony	Double Closet	4 Pc Ensuite
10	3rd Br	3rd	19.42	x 12.4	Double Closet	Large Window	3 Pc Bath
11	Rec	Lower	15.68	x 12.5	Combined W/Br	Double Closet	3 Pc Bath
12	Laundry	Lower	14.67	x 14.01	B/I Appliances	Laundry Sink	Centre Island
13	Tandem	Lower	16.77	x 16.24	Above Grade Window	Combined W/Workshop	Walk-Out

Client Remarks: Experience the pinnacle of luxurious urban living in this exceptional, completely renovated turn-of-the-century classic, ideally located in the prestigious Annex/Yorkville neighbourhood. Meticulously gutted to the bricks, with reinforced joists & replaced windows, floors, wiring, plumbing, mechanicals, kitchen, & baths, this home embraces the ultimate in vibrant contemporary luxury, a seamless blend of original character, inspired charm, & superior quality. Airy & bright, with soaring 10' 4" ceilings on the main floor, this residence is flooded with natural light from multiple skylights, French doors, & deep windows. Over 4,400 sq ft of exquisitely proportioned modern living unfolds with spirited elegance. Reimagined grandeur is evident throughout: from the spectacular arch & herringbone hardwood to the beautiful mouldings, high baseboards, rich millwork, 3 firs, striking 2-storey addition, 2 balconies, & secluded w/o patio all evoking timeless visionary ease. Entertain effortlessly, starting with the inviting foyer & focal point open staircase. The double LR & formal DR, each with gas FP, flow into the chef's kitchen with its spacious centre island. Beyond lies the open-concept fam rm & bkfst area a "Great Room" style in the heart of the home ideal for intimate or lively gatherings. French doors lead to a tranquil, professionally landscaped garden, a private, country-like oasis in the city. The primary BR is a serene sanctuary with stunning views & dramatic bay window overlooking the lush tree-top canopy. A w/c, spa-inspired ens bath, expansive 2nd fam rm with gas fp, office & 2 pc complete the 2nd floor. The 3rd-floor features 2 BR & 2 baths, while the lower offers a 4th BR or 2nd ofc/study, as well as a 3 pc & sep laundry, furn & stg rms. All 4 beautifully finished levels showcase the same exceptional craftsmanship as found throughout.

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