



40 Admiral Rd Toronto Ontario M5R 2L5 Toronto C02 Annex Toronto Taxes: \$15,879.40/2024 Sold Date: 10/28/2025 SPIS: N			Sold: \$3,495,000 List: \$3,495,000
Detached	Fronting On: W Link: N 3-Storey	Rms: 11 + 3 Bedrooms: 5 + 3 Washrooms: 5 1x2xMain, 2x4x2nd, 1x4x3rd, 1x3xLower	For: Sale % Dif: 100
	Acreage: 30 x 120 Feet Irreg:		
Dir/Cross St: Lowther & Admiral Directions: Lowther & Admiral			

MLS#: C12347811

PIN#: 212150226

Legal: Plan M6 Pt Lot 82/83

Kitchens: 2 Fam Rm: Y Basement: Apartment / Separate Entrance Fireplace/Stv: Y Heat: Radiant / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 3000-3500 Roof: Not Applicable Foundation: Not Applicable Assessment: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Right Of Way Drive Park Spcs: 2 Tot Prk Spcs: 4 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: Spec Desig:	Hydro: Phone: Municipal Sewers Available Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	8.99	x 14.76	Stained Glass	Closet	2 Pc Bath
2	Living	Main	12.99	x 20.18	Fireplace	Vaulted Ceiling	Bay Window
3	Dining	Main	13.75	x 19.32	Crown Moulding	Fireplace	Hardwood Floor
4	Kitchen	Main	10.01	x 14.01	Centre Island	Renovated	Granite Counter
5	Breakfast	Main	19	x 8.99	French Doors	Breakfast Area	O/Looks Garden
6	Prim Bdrm	2nd	13.75	x 21.16	4 Pc Ensuite	W/O To Sunroom	W/I Closet
7	2nd Br	2nd	12.5	x 18.83	3 Pc Ensuite	W/I Closet	Fireplace
8	Sunroom	2nd	19.16	x 8.99	Hardwood Floor	O/Looks Garden	Skylight
9	3rd Br	3rd	9.74	x 18.01	Closet	Hardwood Floor	O/Looks Frontyard
10	4th Br	3rd	9.74	x 14.24	W/I Closet	Hardwood Floor	O/Looks Frontyard
11	5th Br	3rd	9.84	x 14.24	Closet	Hardwood Floor	O/Looks Garden
12	Office	3rd	10.01	x 11.58	Juliette Balcony	Hardwood Floor	3 Pc Bath

Client Remks: Location! Location! Location! Prime Annex/Yorkville area, on one of the most iconic and sought-after streets, this home boasts an address of distinction. Just steps away from galleries, shops, restaurants, and both lines of the TTC, this gracious residence exudes character from the moment you enter. The spacious principal rooms, leaded glass windows, high ceilings, and original woodwork combine to create an ambiance of timeless elegance. The home features multiple fireplaces, high baseboards, cast-iron radiators, and original wainscoting. The main floor includes a large living room, an elegant dining room, a Chef's kitchen, and a cozy breakfast room with French doors opening to a back deck and a private garden. Two staircases lead to the second floor, where you'll find a generous primary bedroom retreat with a walk-through closet, a newly renovated 4-piece ensuite bath, and a bright Sunroom with skylight and many windows. French glass doors open to a large second bedroom or sitting room/family room, which includes another newly updated 3-piece ensuite bath. There is also laundry on the second floor, along with two separate bathrooms. The third floor features three bedrooms, an office, and a newly updated 3-piece bath. The lower level, with a separate entrance, offers a rec room, two bedrooms, a new ensuite bath, a kitchen, and additional laundry. Parking is available for two cars outside on a heated driveway, plus two in a new detached garage with a lift (4 total). The house is virtually staged. Home Inspection available. Opportunity to design your own vision in a grand scale.

Inclusions: 2-Fridges, 1 stove, 1 cooktop, 1 oven, 1 range hood, 2 microwaves, 2 dishwashers, 2 washers, 2 dryers, all electric light fixtures, all window coverings, garage lift and door remote, Spac-pak Air conditioning, 2 sump pumps.

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



48 Bernard Ave
Toronto Ontario M5R 1R2
 Toronto C02 Annex Toronto

Taxes: \$20,646.90/2025

For: Sale

Sold: \$4,800,000
List: \$4,749,000

Sold Date: 10/01/2025

% Dif: 101

SPIS: N

Last Status: SLD

DOM: 6

Detached

Fronting On: N

Rms: 8 + 1

Link: N

Acreage:

Bedrooms: 3

2 1/2 Storey

27 x 114 Feet

Washrooms: 4

Irreg:

1x2, 1x5, 1x4, 1x3

Dir/Cross St: Avenue and Davenport **Directions:** Avenue and Davenport

MLS#: C12425810

PIN#: 212140269

Legal: PT LT 15 PL 369 YORKVILLE AS IN CA339613; TORONTO, CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished	Park/Drive: Private	Gas:
Fireplace/Stv: Y	Drive: Private	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: 3500-5000	Prop Feat: Central Vacuum, Family Room, Fireplace/Stove	HST Applicable to Sale Price: Included In
Roof: Asphalt Shingle	Interior Feat: Central Vacuum	Farm/Agr:
Foundation: Unknown		Oth Struct:
Assessment: POTL:		Survey Type:
POTL Mo Fee:		Spec Desig:
Elevator: Y		Available
Laundry lev: Lower		Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.93	x 10.6	Hardwood Floor	Gas Fireplace	Wainscoting
2	Dining	Main	13.91	x 14.01	Hardwood Floor	Wainscoting	Built-In Speakers
3	Kitchen	Main	14.24	x 11.09	Hardwood Floor	Centre Island	Built-In Speakers
4	Breakfast	Main	12.24	x 9.68	Hardwood Floor	Crown Moulding	Halogen Lighting
5	Family	Main	18.83	x 16.24	Hardwood Floor	Gas Fireplace	W/O To Garden
6	Prim Bdrm	2nd	18.18	x 16.24	Hardwood Floor	Gas Fireplace	5 Pc Ensuite
7	2nd Br	2nd	20.34	x 12.24	Hardwood Floor	B/I Closet	W/O To Balcony
8	3rd Br	3rd	18.67	x 14.57	Hardwood Floor	3 Pc Bath	W/O To Balcony
9	Rec	Lower	17.75	x 16.34	Limestone Flooring	Built-In Speakers	4 Pc Bath

Client Remarks: Steps from Yorkville, on one of the Annex's most cherished tree-lined streets, this nearly 5,000 sqft detached Victorian residence by Richard Wengle masterfully balances timeless elegance with modern ease. Behind its preserved facade lies a complete architectural rebuild, where enduring craftsmanship and refined design are revealed at every turn. The family room makes a dramatic impression with soaring 118' vaulted ceiling, coffered detailing, and clerestory windows that bathe the space in natural light. A marble-clad fireplace and custom cabinetry ground the room, while French doors open onto a private garden terrace an inviting extension of the living space, perfect for entertaining or quiet evenings. The chef's kitchen is a showcase of bespoke cabinetry and Sub-Zero, Wolf, and Miele appliances, centred around a generous island designed for both cooking and gathering. Upstairs, the primary suite offers a sanctuary of comfort with a marble ensuite featuring heated floors, walk-in dressing room, and a fireplace. The second bedroom includes its own balcony walk-out, while the third floor provides a light-filled retreat with Juliette balcony, walk-in closet, and full bath ideal for family, guests, or a home office. The lower level is designed for wellness and recreation, complete with a gym and steam room. An elevator connects the main living areas with ease, ensuring both convenience and longevity. A home of rare distinction detached, elegant, and designed for those who value sophistication without compromise.

Inclusions: All Appliances, Window Coverings and ELFs, Tesla Charger

Listing Contracted With: PSR416-487-7874



41 Boswell Ave Toronto Ontario M5R 1M5 Toronto C02 Annex Toronto Taxes: \$22,002.29/2024 Sold Date: 10/16/2025 SPIS: N			Sold: \$4,650,000 List: \$4,995,000
Detached Link: N 2-Storey	Fronting On: S Acreage: 25 x 93.63 Feet Irreg: Irregular	For: Sale Last Status: SLD DOM: 97	Rms: 7 + 2 Bedrooms: 3 + 1 Washrooms: 5 1x2xMain, 1x3x2nd, 1x5x2nd, 1x2xLower, 1x3xLower
Dir/Cross St: Avenue/Bloor Directions: Davenport to Bedford Rd			

MLS#: C12280447

PIN#: 212140113

Legal: Plan 349, Part Lot 4

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 2000-2500 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, School Interior Feat: Carpet Free, Other, Storage, Water Heater	Zoning: Residential Cable TV: Hydro Gas: Phone Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: N 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	Foyer	Main	5.41	x 10.5	Marble Floor	Heated Floor	Double Closet
2	Living	Main	12.5	x 15.29	Crown Moulding	Gas Fireplace	Pocket Doors
3	Dining	Main	13.09	x 12.99	B/I Shelves	Crown Moulding	Pocket Doors
4	Kitchen	Main	15.58	x 15.29	B/I Appliances	Centre Island	Breakfast Bar
5	Family	Main	15.09	x 13.29	Gas Fireplace	W/O To Garden	Window Flr to Cel
6	Prim Bdrm	2nd	11.71	x 21.69	5 Pc Ensuite	Gas Fireplace	W/I Closet
7	2nd Br	2nd	15.91	x 13.29	3 Pc Ensuite	Heated Floor	Hardwood Floor
8	3rd Br	2nd	11.09	x 11.12	O/Looks Backyard	Window	Closet
9	4th Br	Lower	18.11	x 15.91	3 Pc Ensuite	Hardwood Floor	Closet
10	Exercise	Lower	12.11	x 20.9	Mirrored Walls	B/I Closet	Window

Client Remks: Beautifully crafted 3+1 bedroom detached home located in the heart of Yorkville. This stunning property features a quartzite kitchen, a lower-level gym with full-height ceilings, and premium finishes throughout. The interior design blends white oak, quartzite, marble, and brass accents, all meticulously curated during a complete renovation. Tucked away on a quiet cul-de-sac, this home offers a perfect alternative to condo living, combining luxury, style, and comfort. Heated driveway and pathways add both practicality and charm to this remarkable residence. A true Yorkville masterpiece, it delivers a refined yet functional living space that defines modern sophistication.

Inclusions: All appliances including Sub-Zero refrigerator, Miele built-in ovens, Sub-Zero drawer freezers, Miele dishwasher, Panasonic microwave, Sub-Zero wine cellar, Electrolux washing machines and dryer. Mini fridge. All electric light fixtures.. (See Sch B)

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



112 Hazelton Ave
Toronto Ontario M5R 2E5
 Toronto C02 Annex Toronto

Taxes: \$25,958/2024 **For:** Sale **% Dif:** 89
Sold Date: 10/04/2025

SPIS: N **Last Status:** SLD **DOM:** 178

Detached **Fronting On:** W **Rms:** 7 + 3
Link: N **Acreage:** **Bedrooms:** 3 + 1
3-Storey **25.12 x 151 Feet** **Washrooms:** 5
Irrig: **Dir/Cross St:** Hazelton/Yorkville **Directions:** Hazelton/Yorkville
 3x4, 1x3, 1x2

MLS#: C12072633

PIN#: 211960017

Legal: See Schedule B for full description

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Detached / 2	Cable TV:
Basement: Finished with Walk-Out	Park/Drive:	Hydro:
Fireplace/Stv: Y	Drive: Lane	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 0	Phone:
A/C: Central Air	Tot Prk Spcs: 2	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age: 31-50	Pool: Inground	Sewer: Sewers
Apx Sqft: 3500-5000	Prop Feat: Family Room, Fireplace/Stove, Park, Public Transit	Waterfront:
Roof: Other	Interior Feat: Other	Retirement:
Foundation: Other		HST Applicable to: Included In
Assessment: POTL:		Sale Price:
POTL Mo Fee:		Farm/Agr:
Laundry lev:		Oth Struct:
		Survey Type: Unknown
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.41	x 17.65	Gas Fireplace	Built-In Speakers	W/O To Patio
2	Dining	Main	17.75	x 12.24	Combined W/Living	Hardwood Floor	Wainscoting
3	Kitchen	Main	15.91	x 13.68	Breakfast Bar	Limestone Flooring	2 Pcs Bath
4	Breakfast	Main	10.33	x 7.41	Combined W/Kitchen	O/Looks Frontyard	Juliette Balcony
5	2nd Br	2nd	22.01	x 17.85	Hardwood Floor	4 Pcs Ensuite	Wainscoting
6	3rd Br	2nd	17.75	x 14.83	Hardwood Floor	4 Pcs Ensuite	Double Closet
7	Prim Bdrm	3rd	17.49	x 15.68	Combined W/Sitting	Gas Fireplace	B/I Closet
8	Sitting	3rd	18.18	x 9.42	Skylight	O/Looks Backyard	Broadloom
9	Other	3rd	13.25	x 8.92	B/I Closet	Closet Organizers	Window
10	Family	Lower	16.24	x 10.99	B/I Bookcase	B/I Appliances	W/O To Terrace
11	4th Br	Lower	16.99	x 15.09	B/I Bookcase	3 Pcs Bath	W/O To Garden
12	Laundry	Lower	10.6	x 5.09	Laundry Sink	Tile Floor	Window

Client Remks: Nestled in the heart of Yorkville on the most coveted street, 112 Hazelton Avenue offers a rare blend of luxury and sophistication, reminiscent of a classic London home in Knightsbridge. Spanning over 4,450 sqft, this freehold detached residence boasts four storeys, 4 spacious bedrooms, each with elegantly designed ensuite bathrooms, plus a convenient powder room. With stunning Juliette balconies and the finest finishes throughout, this home presents an exceptional alternative to condo living, offering more space and no condo fees, all at just over \$2,000 per sqft a great value for this prestigious location. A beautiful kitchen with a breakfast area complemented by the open concept living and dining areas all overlooking a private terrace and your own private pool, creating the most intimate urban oasis, great for entertaining. A rare 2-car garage/coach house adds an additional level of convenience and exclusivity. The majestic primary suite, at over 1,115 sqft, serves as an ultimate retreat, featuring custom built-ins, a cozy fireplace, a sitting room/office with skylights, a luxurious ensuite, and an opulent dressing room. The lower level boasts 9-foot ceilings and a glassed-in, temperature-controlled wine cellar that holds up to 870 bottles. It also includes an entertainment/family room, a luxurious guest suite with ensuite, and direct access to the private terrace and pool, accessible from both the east and west sides of the home. Located just steps from exclusive shopping, fine dining, and world-class gyms, 112 Hazelton Avenue is ideal for urban executives, empty nesters, and families who value luxury and location. Currently tenanted for \$27,000/month until mid-December, with tenants covering utilities and maintenance, this home offers an exceptional investment opportunity in one of Toronto's most sought-after neighbourhoods.

Inclusions: All Light Fixtures except as noted in Exclusions, All Window Coverings, SubZero Fridge with Freezer Drawers, Stainless Steel Wolf Gas Stove, Miele Dishwasher, Panasonic Microwave, SubZero Fridge in Lower Level, Electrolux Washer and Dryer.

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