



40 Admiral Rd Toronto Ontario M5R 2L5 Toronto C02 Annex Toronto Taxes: \$15,879.40/2024 Sold Date: 10/28/2025 SPIS: N Last Status: SLD DOM: 74			Sold: \$3,495,000 List: \$3,495,000 For: Sale % Dif: 100
Detached Link: N 3-Storey	Fronting On: W Acreage: 30 x 120 Feet Irreg:	Rms: 11 + 3 Bedrooms: 5 + 3 Washrooms: 5 1x2xMain, 2x4x2nd, 1x4x3rd, 1x3xLower	
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: 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: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: 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 Sold Date: 10/01/2025 SPIS: N Last Status: SLD DOM: 6			Sold: \$4,800,000 List: \$4,749,000 For: Sale % Dif: 101
Detached Link: N 2 1/2 Storey	Fronting On: N Acreage: 27 x 114 Feet Irreg:	Rms: 8 + 1 Bedrooms: 3 Washrooms: 4 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 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: Apx Sqft: 3500-5000 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Elevator: Y Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Private Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fireplace/Stove Interior Feat: Central Vacuum	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	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 Remks: Steps from Yorkville, on one of the Annexs 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 chefs 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 Last Status: SLD DOM: 97			Sold: \$4,650,000 List: \$4,995,000 For: Sale % Dif: 93
Detached Link: N 2-Storey	Fronting On: S Acreage: 25 x 93.63 Feet Irreg: Irregular	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: Gas: 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 Ceil
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 Sold Date: 10/04/2025 SPIS: N Last Status: SLD DOM: 178			Sold: \$8,000,000 List: \$8,998,000 For: Sale % Dif: 89
Detached Link: N 3-Storey	Fronting On: W Acreage: 25.12 x 151 Feet Irreg:	Rms: 7 + 3 Bedrooms: 3 + 1 Washrooms: 5 3x4, 1x3, 1x2	Dir/Cross St: Hazelton/Yorkville Directions: Hazelton/Yorkville

MLS#: C12072633 **PIN#:** 211960017
Legal: See Schedule B for full description

Kitchens: 1 Fam Rm: Y Basement: Finished with Walk-Out Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 31-50 Apx Sqft: 3500-5000 Roof: Other Foundation: Other Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: Inground Prop Feat: Family Room, Fireplace/Stove, Park, Public Transit 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	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 Pc 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 Pc Ensuite	Wainscoting
6	3rd Br	2nd	17.75	x 14.83	Hardwood Floor	4 Pc 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 Pc 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