



FOR SALE

SEMI-DETACHED

MLS# C13718004

28 Roxborough Street W, Toronto, ON M5R 1T8

Annex, Toronto · M5R 1T8

C\$ 4,495,000

5	4	2,750	5	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 28 Roxborough St W, steps to Yonge St, on a rare 27x151 ft deep lot w/coveted 3-car garage. Aka Centre Ice! This stunning home, renowned for the iconic full height bronze bay window wall, has rare stunning Yorkville/city skyline views & is being offered for the first time in over 20 years. Featuring a contemporary renovated open concept main flr, this home is a rare gem that combines the perfect trifecta of Location, Style & Design. Reclaimed elm hardwood flrs greet you on the main flr w/soaring Victorian height 9'4" ceilings. Sun-filled, south-facing living rm feat. screen-free gas f/pl & massive bay window allowing natural light to traverse thru the home from sunrise to sunset. The open dining/living/kitchen offers a B/I buffet & exposed brick niche o/looking the garden. At the heart of the home is a custom kitchen anchored by an oversized island, integrated Liebherr fridges & full suite of AEG appliances. The kitchen connects to a servery/mudrm w/oversized glass walk-out to the deck & deep, fully fenced "pool sized" backyard. The 2nd flr feat. family room w/forever South views & incredible light, gas f/pl, built-in bookcases, expansive windows & total peace. Beyond the family rm retreat the 2nd floor feat. 2 generous sized bedrms, incl. one w/charming tandem retreat behind French doors as well as a design savvy 3-pc bathrm. Occupying the entire 3rd flr, the serene primary suite feat. cathedral ceilings, massive W/I closet, B/I wardrobes, & sun-filled office. Spa-inspired ensuite w/heated flrs, custom dbl vanity, oversized shower w/bench seating, soaking tub, & walk-out to private deck. Finished LL incl. a versatile gym, a +1 bedrm w/ large wall of window & natural light, 4-pc bath, cedar wine closet w/storage for 192 bottles, & laundry rm w/walk-out to yard. Steps to Rosedale Station, Ramsden Park, Yonge St shops & short stroll to Yorkville, as well as top schools, a rare opportunity to own in one of Toronto's most desirable neighbourhoods.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

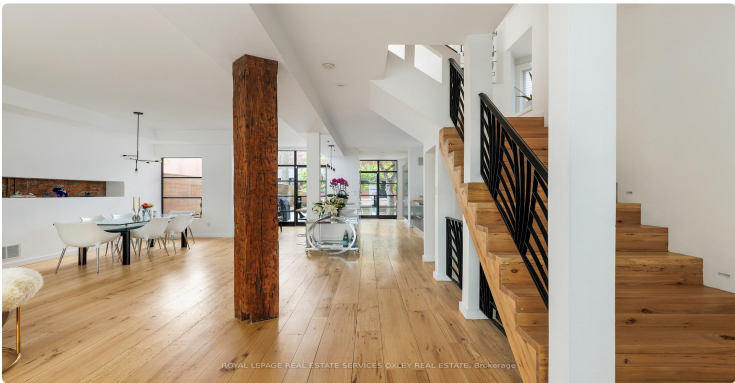
PROPERTY DETAILS

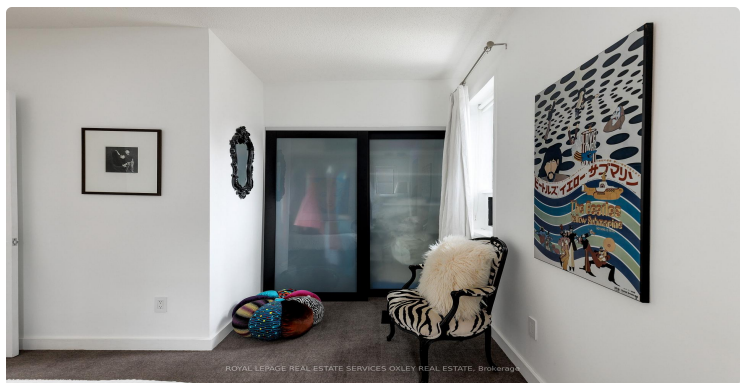
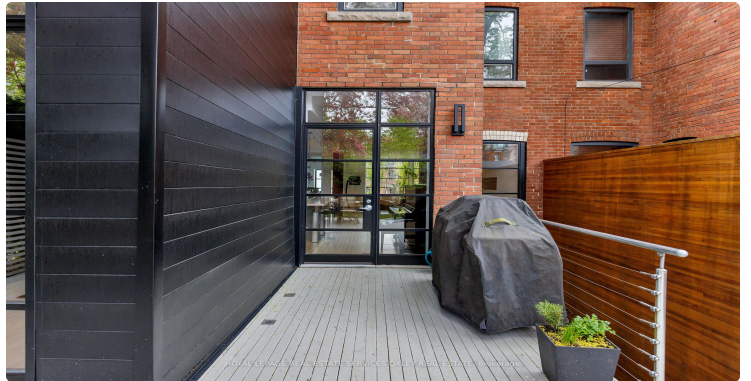
PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Finished
FACING	North
AREA RANGE	2500-3000 sqft
PARKING	5 spaces
ANNUAL TAX	\$20,511
POSTAL CODE	M5R 1T8
NEIGHBOURHOOD	Annex

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Heated Floor, 2 Pc Bath
Living Room	Main	—	Open Concept, Gas Fireplace, Bay Window
Dining Room	Main	—	Open Concept, B/I Shelves, W/O To Yard
Kitchen	Main	—	Breakfast Bar, Stainless Steel Coun, W/O To Patio
Family Room	Second	—	Broadloom, Gas Fireplace, Bay Window
Bedroom 2	Second	—	Broadloom, B/I Bookcase, Overlooks Backyard
Bedroom 3	Second	—	Broadloom, Double Closet
Tandem	Second	—	Overlooks Backyard
Primary Bedroom	Third	—	Hardwood Floor, Walk-In Closet(s), 5 Pc Ensuite
Office	Third	—	—
Exercise Room	Lower	—	Mirrored Walls, Above Grade Window, Separate Shower
Bedroom	Lower	—	Broadloom, Closet

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE REAL ESTATE SERVICES OXLEY REAL ESTATE

Email: pshaganenko@gmail.com

Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.