



CHESTNUT PARK REAL ESTATE LIMITED, Brokerage

FOR SALE

SEMI-DETACHED

MLS# C13784186

27 Boswell Avenue, Toronto, ON M5R 1M5

Annex, Toronto · M5R 1M5

C\$ 4,995,000

3	4	2,250	3	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Breathtaking, fully renovated 3-bedroom, 4-bathroom showstopper on one of the best blocks in Yorkville/East Annex. Featuring garage parking and a private drive accommodating up to 3 vehicles, exceptionally rare for the neighbourhood, this property has been taken back to the studs with nothing left untouched in this contemporary renovation, which beautifully blends modern style and timeless elegance. Walk into your architecturally designed front entryway with heated floors and into a gorgeously open concept main floor plan that includes a jaw-dropping chef's kitchen with high-end appliances, including an 8-burner LaCanche gas stove, oversized island with seating, an elegant dining room and a sunken living room with a gas fireplace overlooking the south-facing rear upper terrace, gardens and lower patio. Upstairs, you'll enjoy a true primary retreat complete with a large walk-in closet and spa-inspired ensuite bath with a gorgeous, glass-enclosed steam shower with bench seating, Toto toilet, double vanity and heated floors. Two additional upstairs bedrooms are both exceptionally well-proportioned and include an additional 3-piece bath. The at-grade lower level of the property is not to be missed and offers exceptionally designed additional living space, including an enormous recreation space with another wood-burning fireplace and a fully retractable door system that opens up to the rear gardens, a built-in wet bar, a full bath, and plenty of built-in storage, including the laundry/utility room. This home is truly one to behold, with countless upgrades throughout, including white oak herringbone hardwood floors throughout and laminated security glass film at all entry points. Enjoy everything this wonderful neighbourhood has to offer with every amenity imaginable at your doorstep, including some of Toronto's finest shopping, restaurants and entertainment, plus easy access to transit and major thoroughfares.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Arts Centre
- ✓ Cul de Sac/Dead End
- ✓ Hospital
- ✓ Library
- ✓ Public Transit
- ✓ School

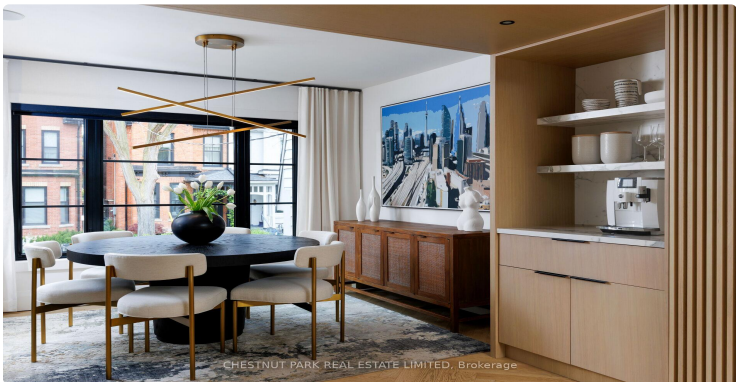
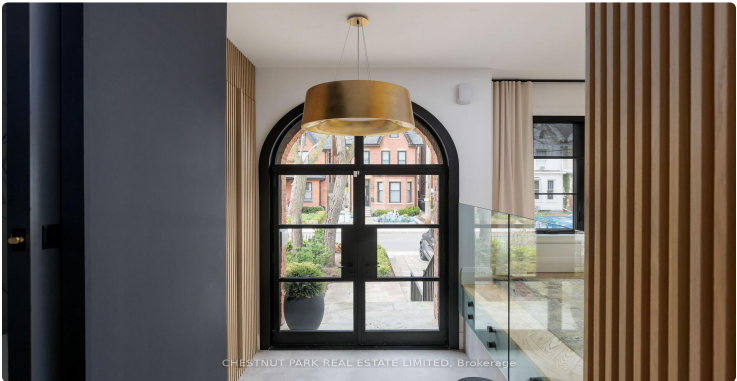
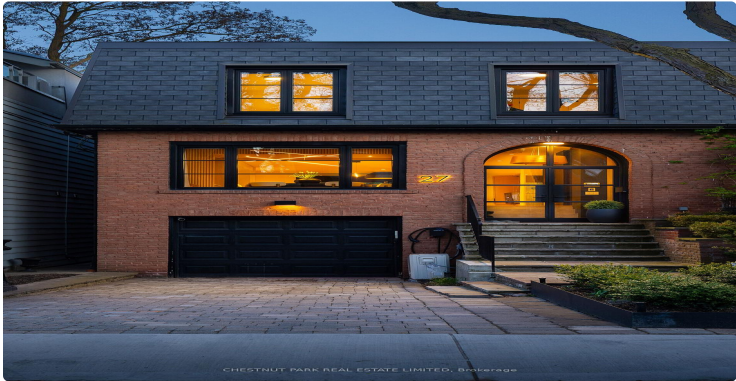
PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Finished with Walk-Out
FACING	South
AGE	51-99 years
AREA RANGE	2000-2500 sqft
PARKING	3 spaces
ANNUAL TAX	\$21,009
POSTAL CODE	M5R 1M5
NEIGHBOURHOOD	Annex

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Upper	4.95 x 4.70	6 Pc Ensuite, Closet Organizers, B/I Vanity
Living Room	Main	6.00 x 4.76	Sunken Room, W/O To Terrace, Gas Fireplace
Kitchen	Main	4.40 x 2.80	Eat-in Kitchen, B/I Appliances, Casement Windows
Bedroom 2	Upper	3.80 x 2.90	Double Closet, Hardwood Floor, Casement Windows
Laundry	Lower	3.70 x 2.00	Glass Block Window, Porcelain Floor, Access To Garage
Utility Room	Lower	—	—
Bedroom 3	Upper	4.40 x 3.30	Casement Windows, 3 Pc Bath, Skylight
Dining Room	Main	5.00 x 4.45	Open Concept, Pot Lights, Hardwood Floor
Foyer	Main	1.80 x 1.60	Vaulted Ceiling(s), Double Closet, Stone Floor
Family Room	Lower	5.95 x 5.45	Combined w/Office, W/O To Patio, Fireplace

GALLERY





LISTING AGENT

Pavel Shaganenko

CHESTNUT PARK REAL ESTATE LIMITED

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.