



FOR SALE

DETACHED

MLS# C13799536

235 Hillhurst Boulevard, Toronto, ON M5N 1P3

Bedford Park-Nortown, Toronto · M5N 1P3

C\$ 4,995,000

7	7	4,250	6	16-30	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A rare offering of architectural design and craftsmanship, this classic stone front south-facing residence with over 4400-sq-ft on 2 floors plus 1900 sq ft in lower level. Features 5 bedrooms + 2 in lower level and 7 bathrooms. This home was designed by Richard Wengle, pairing classic proportions with sophisticated modern living. Large principal rooms anchor the main floor with 10 ft ceilings, a living room with gas fireplace, formal oversized dining room, family room overlooking the garden, complemented by a private office with custom built-ins, ideal for working from home. The oversized chef's kitchen features a centre island, ample prep space, separate counters/stove/sink for a kosher kitchen, and an eating area overlooking the sunny south garden with walk-out to deck. The grand primary retreat offers separate his-and-hers walk-in closets with walk-out to balcony and a spacious 6-piece ensuite with steam shower. The four additional bedrooms have vaulted ceilings, some with semi-ensuites. The lower level features a recreation room with an area that includes a home gym. A full second kitchen for entertaining, a nanny suite with ensuite, an additional bedroom adding flexibility for extended family. The Laundry Room is equipped with a full size front loading washer/dryer as well as laundry sink and cabinetry. Thoughtful details throughout: an elevator for effortless access to every level, a skylight in second floor hallway, a backup generator for total peace of mind, and an attached double car garage with heated driveway and steps. Set in one of the city's most sought-after pockets near Lytton Park, walking distance to Bialik Hebrew Day School, public schools, nearby synagogues, and the TTC - this home offers a rare balance of prestige, comfort, and community. Timeless design. Uncompromising quality.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	South
AGE	16-30 years
AREA RANGE	3500-5000 sqft
PARKING	6 spaces
ANNUAL TAX	\$21,899
POSTAL CODE	M5N 1P3
NEIGHBOURHOOD	Bedford Park-Nortown

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Marble Floor, Crown Moulding, Double Closet
Living Room	Main	—	Hardwood Floor, Fireplace, Pot Lights
Dining Room	Main	—	Hardwood Floor, Pot Lights, Moulded Ceiling
Kitchen	Main	—	Centre Island, Breakfast Area, W/O To Deck
Family Room	Main	—	Fireplace, Overlooks Garden, B/I Shelves
Office	Main	—	B/I Shelves, Hardwood Floor, French Doors
Primary Bedroom	Second	—	6 Pc Ensuite, His and Hers Closets, Hardwood Floor
Bedroom 2	Second	—	Semi Ensuite, Closet, Vaulted Ceiling(s)
Bedroom 3	Second	—	Semi Ensuite, Closet, Vaulted Ceiling(s)
Bedroom 4	Second	—	Closet, Broadloom, Vaulted Ceiling(s)
Bedroom 5	Second	—	Semi Ensuite, Closet, Vaulted Ceiling(s)
Recreation	Lower	—	Broadloom, Pot Lights, Window
Bedroom	Lower	—	4 Pc Ensuite
Bedroom	Lower	—	Semi Ensuite, Closet
Laundry	Lower	—	Laundry Sink, Ceramic Floor
Kitchen	Lower	—	Ceramic Floor
Mud Room	Lower	—	Access To Garage, Walk-In Closet(s)

GALLERY





LISTING AGENT

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