

FOR SALE | ATT/ROW/TOWNHOUSE | MLS# C14140992

69 Sullivan Street, Toronto, ON M5T 1C2

Kensington-Chinatown, Toronto · M5T 1C2

C$ 1,995,000

4	3	2,250	2	100+	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

This impeccably renovated 3-storey Victorian blends timeless architecture with elevated modern design. A classic entry foyer opens to elegant living and dining rooms anchored by 2 fireplaces, soaring ceilings, herringbone hardwood floors, custom media cabinetry and expansive windows that flood the space with natural light. The Scavolini kitchen features Calacatta marble counters, a professional-grade gas range, premium appliances and oversized pantry. Open-concept family and breakfast areas offer flexible living beneath 2 skylights, with double sliding doors opening to a tranquil city garden with Ipe/teak deck and garage access. The 2nd floor offers 2 spacious bedrooms, an open study adaptable as a 4th bedroom, renovated marble bath with heated floors and soaker tub, and a serene treetop deck with CN Tower views. The 3rd-floor primary retreat includes a 5-piece ensuite, Italian Poliform walk-in closet and dressing area, custom full-height privacy door, built-in cabinetry and Juliette balcony. The finished lower level adds a media room with window seat, additional bedroom, office or fitness space, 3-piece bath, laundry and abundant storage. Six integrated flat-screen TVs with Sonos are included. Live in luxury or lease strategically-having generated over $550,000 in rental income over the past 6 years. Beautifully situated in the Grange Park neighbourhood, steps to Queen West, Kensington Market, AGO, TTC, and the Financial and Entertainment Districts. An exceptional offering for buyers valuing architectural distinction, cultural vibrancy and understated privacy.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Hospital
- ✓ Park
- ✓ Public Transit
- ✓ School
- ✓ Library

PROPERTY DETAILS

PROPERTY TYPE	Att/Row/Townhouse
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Att/Row/Townhouse
BASEMENT	Finished
FACING	South
AGE	100+ years
AREA RANGE	2000-2500 sqft
PARKING	1.5 spaces
ANNUAL TAX	$11,869
POSTAL CODE	M5T 1C2
NEIGHBOURHOOD	Kensington-Chinatown

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES

Foyer	Main	—	Tile Floor, French Doors
Living Room	Main	—	Hardwood Floor, Bay Window, Fireplace
Dining Room	Main	—	Hardwood Floor, Open Concept, Fireplace
Kitchen	Main	—	Hardwood Floor, Renovated, Pantry
Family Room	Main	—	Hardwood Floor, Open Concept, Pot Lights
Sunroom	Main	—	Hardwood Floor, Skylight, W/O To Garden
Bedroom 2	Second	—	Hardwood Floor, Bay Window, Double Closet
Bedroom 3	Second	—	Hardwood Floor, Closet, W/O To Terrace
Study	Second	—	Hardwood Floor, Window, 4 Pc Bath
Primary Bedroom	Third	—	Walk-In Closet(s), Juliette Balcony, 5 Pc Ensuite
Sitting	Third	—	Hardwood Floor, Open Concept
Recreation	Lower	—	Laminate, Closet, 3 Pc Bath

GALLERY


Johnston & Daniel, Brokerage


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LISTING AGENT

Pavel Shaganenko

JOHNSTON & DANIEL

Email: pshaganenko@gmail.com

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