

# \$6,980,000 - 3 - 85 Bedford Road, Toronto (annex)

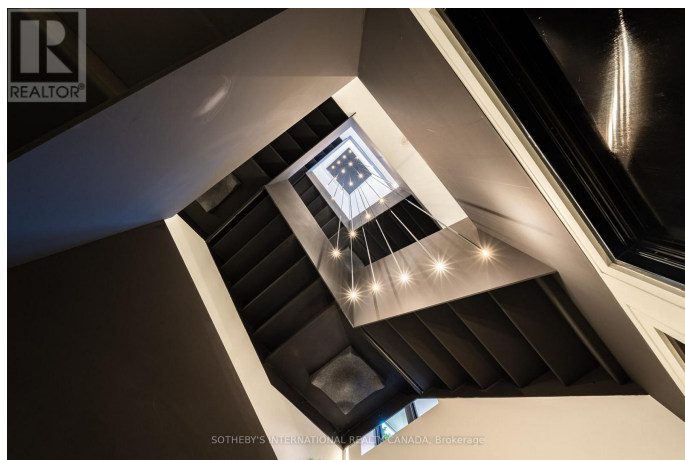
MLS® #C12464029

**\$6,980,000**

3 Bedroom, 3.00 Bathroom,  
Single Family

Annex, Toronto (annex), Ontario

A rare fusion of Edwardian heritage and contemporary design by Taylor Hannah Architects, this 2,700 sq. ft. residence at 85 Bedford Road offers house-like scale with condominium ease. Private elevator access opens directly from the underground garage into your own vestibule - no lobby, no corridor delivering unmatched privacy and security. Inside, 10-foot ceilings, radiant heated floors, and a full-span steel frame create expansive, column-free living. The great room flows seamlessly into a dining gallery and chefs kitchen, designed for both intimate evenings and grand entertaining. A dedicated media room provides a second living core, while three full-scale bedrooms offer flexibility for family, guests, or office use. The primary suite is a true retreat, with spa-inspired ensuite and generous proportions that rival a freestanding home. A sculptural metal stair and custom chandelier by THA and Zack Ridgely anchor the historic shell, marrying heritage with artistry. Above, a 480 sq. ft. private rooftop terrace rises above the Annex rooflines, with heated exterior floors extending the season for dining and entertaining. The underground garage - exceptionally rare in Yorkville and the Annex - accommodates 2-3 cars per unit, each with EV charging and water. From your stall, the elevator opens directly into your suite. A full-time property manager, regular maintenance, and daily cleaning of common areas ensure effortless living. Originally an Edwardian Mansion tied to the University of



Toronto the structure was rebuilt from triple brick with a full steel frame, lowered four feet to achieve ceiling height and garage access. The result is a boutique residence of only three homes, positioned between two of Yorkville's most prestigious streets. Walkable yet private, historic yet modern, this is a rare opportunity to own a piece of Toronto's architectural legacy reimagined for today.

PUBLIC OPEN HOUSES SAT & SUN 2-4 PM  
(id:6289)

### Essential Information

|            |                    |
|------------|--------------------|
| Listing #  | C12464029          |
| Price      | \$6,980,000        |
| Bedrooms   | 3                  |
| Bathrooms  | 3.00               |
| Half Baths | 1                  |
| Type       | Single Family      |
| Sub-Type   | Condominium/Strata |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 3 - 85 Bedford Road |
| Subdivision | Annex               |
| City        | Toronto (annex)     |
| Province    | Ontario             |
| Postal Code | M5R2K3              |

### Amenities

|                |                                                                                     |
|----------------|-------------------------------------------------------------------------------------|
| Amenities      | Park, Place of Worship, Fireplace(s), Separate Electricity Meters, Storage - Locker |
| Features       | Irregular lot size, Elevator, Lighting, Carpet Free, In suite Laundry               |
| Parking Spaces | 2                                                                                   |
| Parking        | Garage, Underground                                                                 |
| # of Garages   | 1                                                                                   |
| View           | View, City view                                                                     |

### Interior

|            |                                                                      |
|------------|----------------------------------------------------------------------|
| Appliances | Barbeque, Garage door opener remote(s), Oven - Built-In, Garburator, |
|------------|----------------------------------------------------------------------|

|                 |                                                    |
|-----------------|----------------------------------------------------|
|                 | Water Heater - Tankless, Water Heater, Water meter |
| Heating         | Natural gas Radiant heat                           |
| Cooling         | Central air conditioning, Ventilation system       |
| Fireplace       | Yes                                                |
| # of Fireplaces | 2                                                  |

## Exterior

|                   |              |
|-------------------|--------------|
| Exterior          | Stone, Brick |
| Exterior Features | Landscaped   |
| Foundation        | Concrete     |

## Listing Details

Listing Office SOTHEBY'S INTERNATIONAL REALTY CANADA



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