

THE MILLS TEAM

is proud to present

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28 ADMIRAL ROAD

TOWNHOUSE 10



[28Admiral10.com](http://28Admiral10.com)



## WELCOME HOME

Live where the city's most interesting people already do – in the Annex.

Tucked behind an understated brick façade lies a home that's anything but ordinary. This rare corner townhouse with three bedrooms, three washrooms and four levels of living space, delivers form and function in equal measure. An open-concept main floor with streamlined kitchen, lush views and sliding doors to invite in the breeze.

The primary suite spans its own level, offering a serene escape with spa-like ensuite, custom dressing area and a stargazing skylight. Two additional bedrooms (or home offices, or creative studios) offer flexibility to fit your life.

The ground-level family room boasts full-wall library shelves – a challenge for even the most devoted reader – and walks out to your exclusive outdoor retreat, ideal for cocktails and al fresco moments.

With only 10 homes in this boutique enclave, a large storage locker, secure underground parking, and genuinely kind neighbours, you'll feel as good about where you live as you do about how you live.

Set in Toronto's most walkable, storied neighbourhood, surrounded by architectural icons and mere steps to the Subway, U of T, galleries, museums and Yorkville's boutiques and people-watching patios.

In short: your next chapter, written in the heart of the Annex

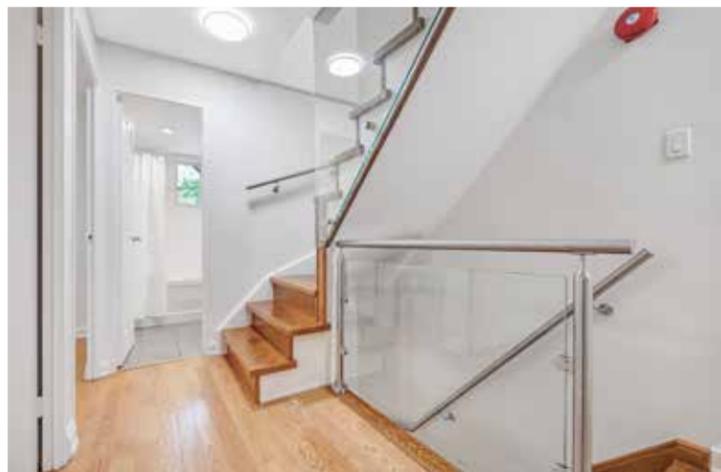


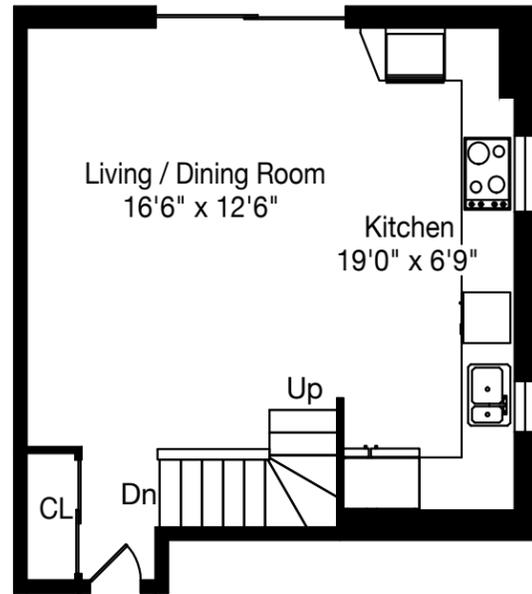
## ADDITIONAL INFO

- Property Taxes:** \$5,127.79 (Annual in 2025)
- Possession:** 60 Days/TBD
- Parking:** 1 underground parking space (Spot #10)
- Locker:** 1 exclusive locker (Locker #10)
- Maintenance Fee:** \$720.00 (monthly 2025)
- Includes:** Water, Common Elements, Building Insurance, Hot Water Tank Rental, Parking and Locker
- Square Footage:** 1,757 sq ft per floor plans
- Heating:** Electric baseboard heating with two ductless combination air conditioning/heating units
- Utility Costs:** *Electricity:* Approx \$179.00/month (2024-2025)
- Inclusions:** Cooktop, Refrigerator (LG), Wall Oven (GE), Microwave (Panasonic), Dishwasher (Miele), Washer (LG), Dryer (LG), Television and Attached Wall Mount, Queen Bed Frame, Patio Furniture (Table, Chairs and Umbrella), Two Ductless Air Conditioning Units, All built-in and attached Shelving, Electrical Light Fixtures, All Window Coverings and Shelves in Locker
- Exclusions:** None
- Rental Equipment:** None
- Pet Restrictions:** Maximum two dogs or two cats (or one of each). The maximum number of caged birds is two. Pigeons are strictly prohibited.
- Property Mngmnt:** Self-Managed  
Tony Gravets  
416-704-3304

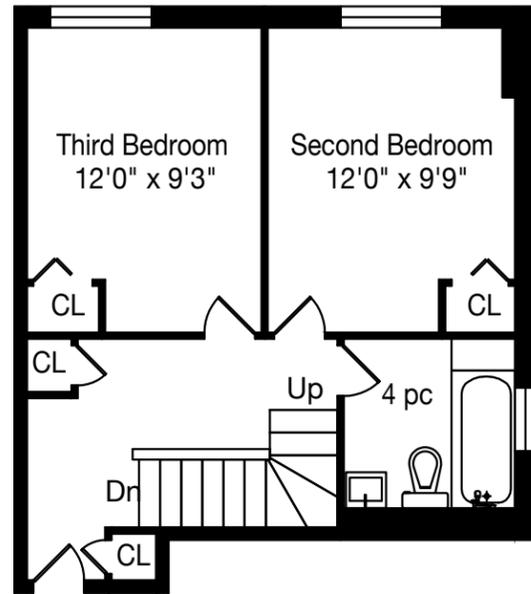
A Home Inspection Report dated August 11th 2025 is available for your convenience and information purposes only. Any reliance on this Report and its contents is at the Buyer's own discretion

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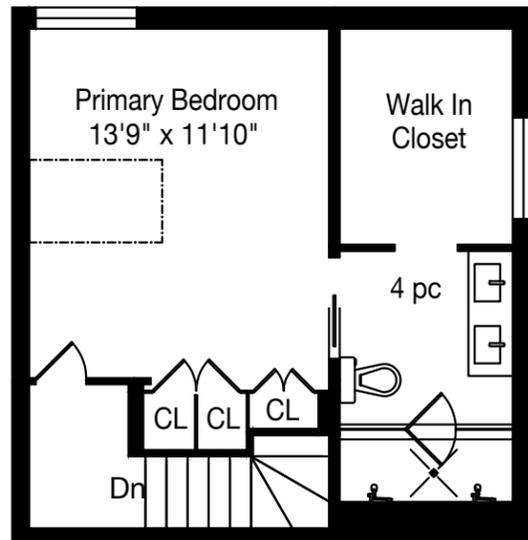




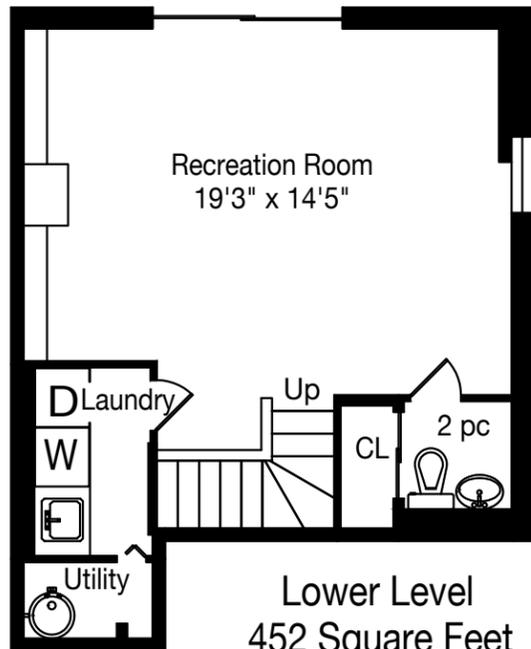
Main Floor  
440 Square Feet



Second Floor  
440 Square Feet



Third Floor  
425 Square Feet



Lower Level  
452 Square Feet





## SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



### Huron Street Junior Public School

Designated Catchment School  
Grades PK to 6  
541 Huron St

### Jesse Ketchum Jr and Sr Public School

Designated Catchment School  
Grades PK to 8  
61 Davenport Rd

### Jarvis Collegiate Institute

Designated Catchment School  
Grades 9 to 12  
495 Jarvis St

### Collège français secondaire

Designated Catchment School  
Grades 7 to 12  
100 Carlton St

### ÉE Gabrielle-Roy

Designated Catchment School  
Grades PK to 6  
14 Pembroke St

### Other Local Schools

#### Central Technical School

Grades 9 to 12  
725 Bathurst St

### Lord Lansdowne Junior Public School

Grades K to 6  
33 Robert St

### Central Toronto Academy

Grades 9 to 12  
570 Shaw St

### University of Toronto

27 King's College Cir

## PARKS & REC

This home is located in park heaven, with 4 parks and 25 recreation facilities within a 20 minute walk from this address.

### Taddle Creek Park

40 Bedford Rd



2 mins

### Huron - Washington Parkette

420 Huron St



7 mins

### Huron Street Playground

495 Huron St



3 mins

### FACILITIES WITHIN A 20 MINUTE WALK

5 Playgrounds

1 Ball Diamond

2 Dog Parks

1 Splash Pad

2 Rinks

1 Trail

12 Tennis Courts



## TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 3 minute walk away, and the nearest rail transit stop is a 5 minute walk away.

### Nearest Street Level Transit Stop

Bedford Rd At Lowther Ave North Side



3 mins

### Nearest Rail Transit Stop

St George Station



5 mins

## SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 2km.

### Toronto General Hospital (University Health Network)

200 Elizabeth St

### Fire Station

34 Yorkville Ave

### Police Station

40 College St

HoodQ

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**THE MILLS TEAM**



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**ROYAL LEPAGE Signature**  
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE