

THE MILLS TEAM

is proud to present

28 ADMIRAL ROAD

TOWNHOUSE #8



28Admiral8.com



WELCOME HOME

Some homes fit into the city. Others become part of its story. Welcome to the Annex.

Tucked behind an understated brick façade, this beautifully renovated townhouse unfolds across four thoughtfully designed levels and more than 1,800 square feet of living space. With three bedrooms and three washrooms, the layout strikes that rare balance: generous enough to grow into, yet effortless to live in every day.

The main floor was designed for gathering. A modern kitchen with a generous island, built-in banquette and a statement backsplash anchors the space, while the open-concept living and dining areas flow easily from lively dinner parties to slow Sunday mornings. Sliding doors invite in fresh air and leafy views – a gentle reminder that even in the heart of the city, there's always room to breathe.

Upstairs, the top level becomes a retreat of its own. The primary suite offers the kind of space and functionality city homeowners search for but rarely find, complete with a beautifully renovated ensuite and an easy, intuitive layout. And a dedicated skylit office provides the sort of workspace that makes working from home feel less like a compromise and more like an upgrade.

Two additional bedrooms on the level below offer flexibility for family life, guests, or creative pursuits, complemented by a second washroom that has also been thoughtfully and beautifully renovated.

Downstairs, the home reveals its most unexpected chapter: a cinematic lower-level family room with fireplace, projector and total blackout screen for true movie-night immersion. Walk out to an exclusive patio with covered, screened-in gazebo – a private, mosquito-free retreat made for summer barbecues, evening cocktails and long conversations that stretch well past sunset.

Only ten homes share this boutique, secure enclave, where neighbours are known for their warmth – a rare sense of community in the middle of the city. Underground parking makes winters effortless, while a generous storage locker keeps life organized.

Set on a quiet one-way street – noticeably calmer than nearby Bedford or St. George – yet mere steps to the subway, U of T, parks, groceries, restaurants, galleries, museums and Yorkville's boutiques. Bike to work. Walk everywhere. Come home to quiet.

In short: city living, written exactly the way it should be.



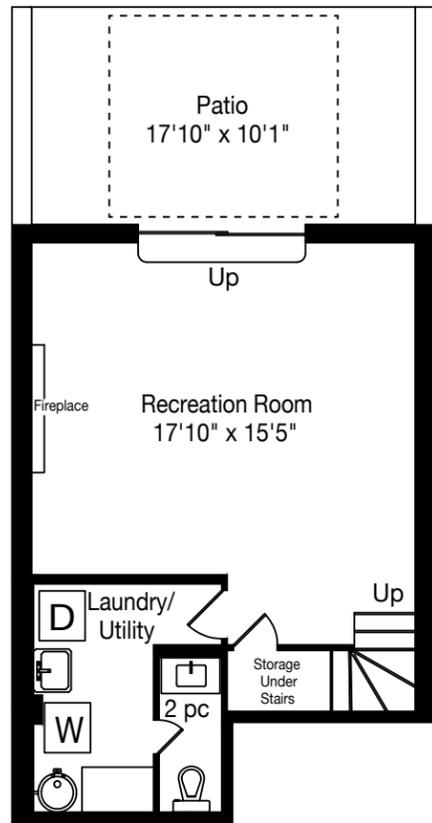


ADDITIONAL INFO

- Property Taxes:** \$5,301.23 (Annual in 2025)
- Possession:** 60 Days/TBD
- Parking:** 1 underground parking space (Spot #8)
- Locker:** 1 exclusive locker (Locker #8)
- Maintenance Fee:** \$808.00 (monthly 2026)
- Includes:** Water, Common Elements, Building Insurance, Hot Water Tank Rental, Parking and Locker
- Square Footage:** 1,814 sq ft as per MPAC
- Heating:** Electric baseboard heating with two ductless combination air conditioning/heating units
- Utility Costs:** *Electricity:* Approximately \$189/month (2025-2026)
- Inclusions:** Stove (Frigidaire), Refrigerator (Liebherr), Microwave (Panasonic), Dishwasher (Miele), Hood Exhaust, Washer (LG), Dryer (LG), Attached TV Wall Mount, Projector Screen and Shelf, All Parts of Heat Pump and Two Ductless Units, All Built-in and Attached Shelving, Wardrobe in Primary Bedroom, Electrical Light Fixtures, All Window Coverings, Security Screen on Lower Level Doors, and Gazebo (with winter covers)
- Exclusions:** Attached TV, Projector
- 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
Samuel Weinstock
416-524-3491

A Home Inspection Report dated March 4th 2026 is available for your convenience and information purposes only. Any reliance on this Report and its contents is at the Buyer's own discretion.





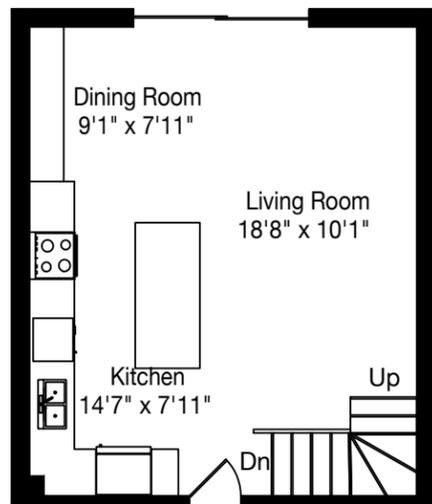
Ground Level

OVER \$85,000 SPENT IN RECENT RENOVATIONS & IMPROVEMENTS

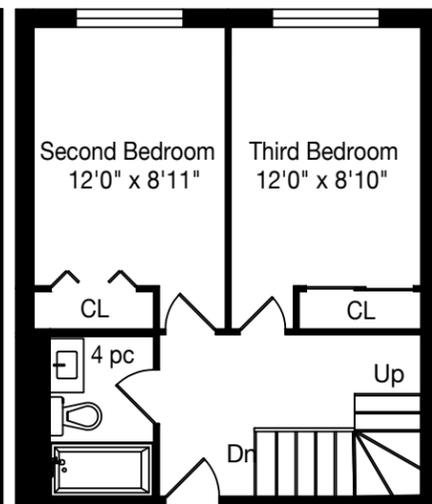
- All new windows (except office) + framing (2025)
- New patio doors (2025)
- Nursery wainscoting (2025)
- Outdoor screened-in gazebo (2025)
- Security door with wireless opener installed on lower level patio doors (2025)
- Renovation of all three washrooms (2021)
- Refinished hardwood floors (2021)
- Popcorn ceilings removed (2021)
- Interior repainting (2021)
- Updated light fixtures (2021)
- Changed several doors (2021)

RECENTLY UPDATED BY CONDO CORPORATION:

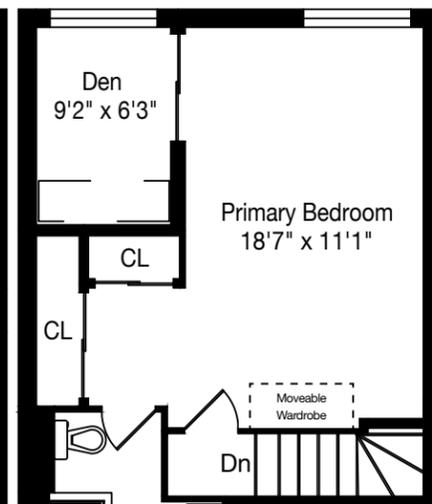
- Repainted exterior + stairwells (2025)
- New doors and keyless entry on all units (2025)



Main Floor



Second Floor



Third Floor





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

ÉÉ 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

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

2 mins

Huron - Washington Parkette

420 Huron St
7 mins

7 mins

Huron Street Playground

495 Huron St
3 mins

3 mins

FACILITIES WITHIN A 20 MINUTE WALK

- 5 Playgrounds
- 2 Dog Parks
- 2 Rinks
- 12 Tennis Courts
- 1 Ball Diamond
- 1 Splash Pad
- 1 Trail

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



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WORDS FROM THE HOMEOWNERS:

It feels a little strange writing a letter about leaving a home we truly love, but we felt it important to share a bit about what this place has meant to our family, and what it can hopefully mean to someone else someday soon.

Our five years at 28 Admiral Road has been incredibly special. It's the place we settled as a family, brought home our puppy and our baby, and built countless small, everyday memories and home improvement projects that make a place feel like home. We've hosted our annual New Years Eve party here, complete with karaoke in the basement, fit in over 20 friends around pop-up tables in the kitchen for Friendsgivings, and had many out-of-town family members benefit from a guest room and heated underground parking in the heart of the city.

If you are at all familiar with The Annex/Yorkville, we don't need to drone on about how much we love the area (best neighbourhood in Toronto in our opinion). Being so close to the TTC, great shops, restaurants, parks, and trails has made daily life both easy and enjoyable. Whether it's grabbing a quick coffee with a friend, taking the baby for a walk, or heading out for dinner, everything is right outside your door. It's a beautiful thing where you feel both embedded in the city while still enjoying a peaceful street.

Another thing we will miss deeply is our wonderful neighbours. The building is made up of a combination of young couples, professionals, families, and retired folks whom we've formed strong bonds with over the years. There's a real sense of community here that is hard to find and even harder to leave behind.

The reason we are moving is because my husband's job was relocated to Brampton in October. Unfortunately, several hours a day of sitting in highway traffic - in comparison to walking/riding a bike to work - has taken too much time out of our family life.

As we prepare to pass this home along, our biggest hope is that it will be loved and enjoyed as much as it has been by us. It's a very special place, and we know it has many more memories left to give to the next family who lives here.

With warm wishes,

Nicole, Anton, Ollie + Lenny

THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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ROYAL LEPAGE Signature
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE