

The image shows the front facade of a two-story brick house. The house features a dark grey door with a semi-circular transom window and a brass mail slot. To the right of the door is a small, arched window. Above the door and the arched window are larger, arched windows. The house is surrounded by landscaping, including potted plants and a large bush on the right. The text "25 BISHOP STREET" and "YORKVILLE" is overlaid on the left side of the image.

25 BISHOP STREET  
YORKVILLE



## A COVETED YORKVILLE GEM

Welcome to 25 Bishop Street, an impeccably maintained, turnkey 3+2 bedroom home nestled on a quiet dead-end street in the heart of prestigious Yorkville – offering a perfect blend of comfort, function, and location. With a 10/10 walk score, this property places you just steps from world-class dining, luxury shopping, top schools, and transit.

Inside, the open-concept main floor is perfect for modern living and entertaining, featuring a dual-sided fireplace that seamlessly connects the living and dining spaces with hardwood floors throughout. The adjacent kitchen is outfitted with stainless steel appliances, creating a warm and welcoming space to gather.

Upstairs, the sun-filled second floor features a serene primary bedroom, two additional well-appointed bedrooms, each with ample closet space; and a renovated 5-piece bathroom. A bonus loft with skylights and large storage closet offers flexibility for a home office or den.

The finished lower level includes a recreation or gym area, renovated 3-piece bathroom, and generous storage room/office space – ideal for today's lifestyle.

Walk out to a private South facing, low-maintenance terrace with built-in lounge areas, and BBQ; extending the living space outdoors for quiet mornings or casual entertaining.

Additional highlights include accessible street parking permits, and a location that places you mere moments from Bloor Street's luxury retail, fine dining, top schools, and transit. A rare opportunity to own a turnkey home in an irreplaceable Yorkville location.















## FEATURES OF THE HOME

- Hardwood floors throughout
- Modern stainless steel kitchen appliances
- Elegant dual-sided fireplace connecting living and dining areas
- Updated 5-piece second floor bathroom
- Large skylights bring in abundant natural light
- Bonus loft space—perfect for a home office, den, or creative studio

Finished lower level includes:

- Hardwood floors
- Recessed pot lighting
- Ample storage space
- Renovated 3-piece bathroom

Exterior:

- Walkout to private, low-maintenance deck from the dining room with a dedicated lounge area for outdoor relaxation

## IMPROVEMENTS

*Most completed within the past 12 months -*

- New water heater (rental unit) installed; minor room modifications completed to accommodate updated tank housing and tubing
- New central vacuum motor installed above water heater
- New sump pump system with battery backup installed; Includes full sewer line replacement from house to city connection
- New Samsung refrigerator
- New stacked washer/dryer
- New water line installed to feed dishwasher
- New water filtration system by Water Doc (filters are changed annually; vendor info available for new owner)
- New furnace motor (furnace insured and well-maintained; motor last replaced ~3 years ago, originally installed in 2007)
- Duct system cleaned twice in the past 4 years

Additional Structural & System Upgrades

- Interior waterproofing completed (2013) on North, South, and East basement walls: New perimeter trough and weeping tile system flows directly into the sump pump.
- Attic updates (2013–2014)
- High-speed Cat3 fibre optic internet line installed, running from attic to basement — ideal for wired ethernet connections
- Stable power supply with dedicated outlets on North side of property

## INCLUSIONS

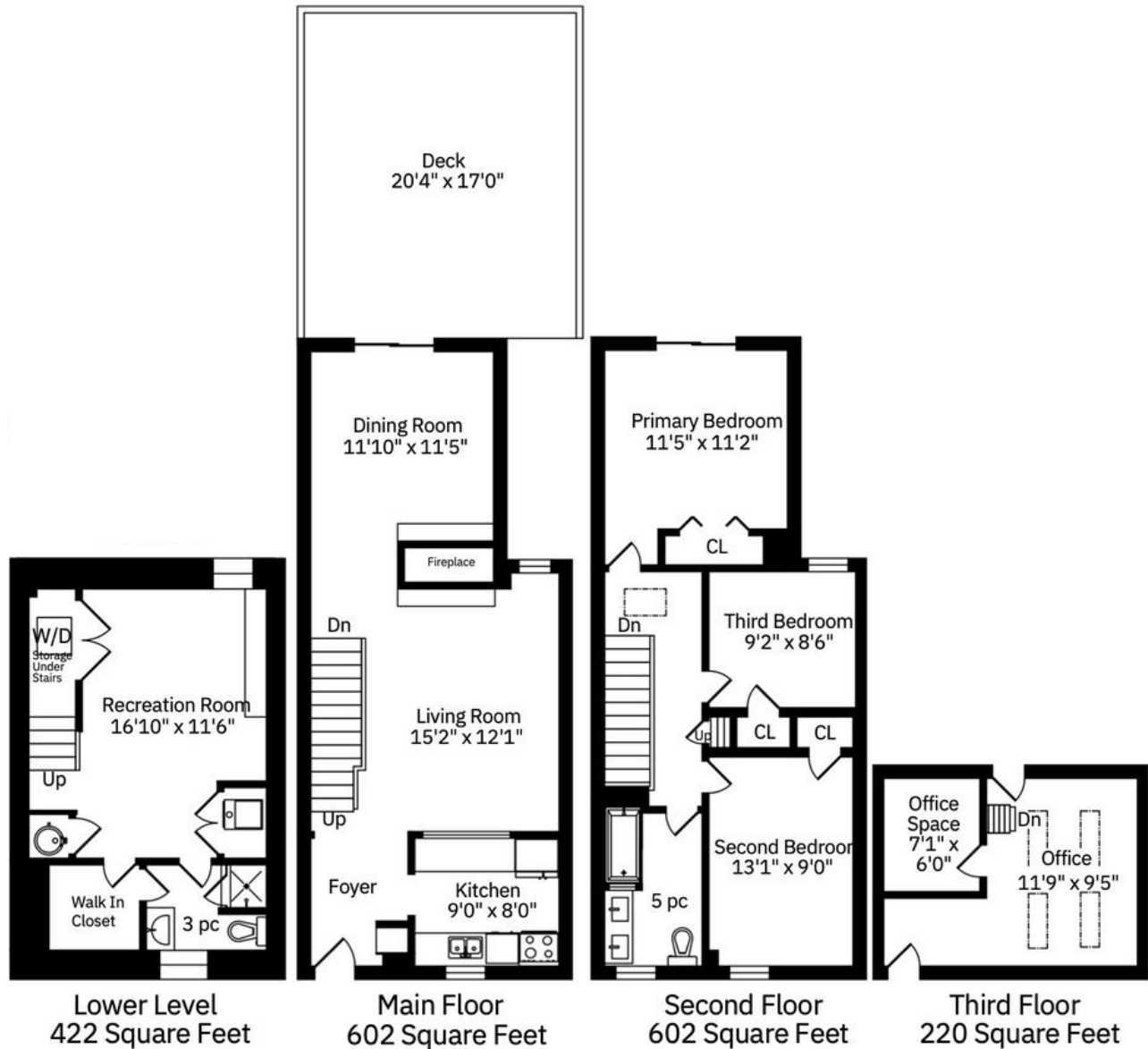
- All kitchen stainless-steel appliances (Bosch range with Pacific Hood fan, Bosch dishwasher, Samsung refrigerator) Washer and Dryer, All window coverings, All electrical light fixtures, Central Vacuum

## EXCLUSIONS

- None

# 25 BISHOP STREET

## FLOOR PLANS



### LOT SIZE

- 16.5 X 60 Feet

### TAXES

- \$7,111 (2025)

### RENTAL ITEMS

- Hot Water Tank

### COOLING

- Central Air

### SQUARE FT

- 1846 Sq Ft Living Space

### POSSESSION

- Flexible

### HEATING

- Forced Air

### PARKING

- Street Permit Parking Available



## ELEVATE YOUR EXPECTATIONS



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