



*Presenting*  
*25 Bishop Street*  
*Yorkville*



## *Serene Turn-Key Family Retreat*

Tucked away on a quiet cul-de-sac in the heart of prestigious Yorkville, 25 Bishop Street offers a rare opportunity to enjoy a true urban lifestyle in a freehold home with over 1800 sq ft of living space—with no maintenance fees, no shared spaces, and complete privacy, just steps from it all. Perfect for those who love Yorkville, desire a sophisticated pied-à-terre, or want the convenience of city living without compromise.

You are moments from Bloor Street's world-class shopping, acclaimed restaurants, cafes, and transit—placing the very best of the city at your doorstep.

Thoughtfully designed for easy living, the home features a bright open-concept main floor with a dual-sided fireplace connecting the living and dining spaces, and a kitchen with stainless steel appliances and plenty of storage. Walk out to a fully fenced, private backyard—an ideal outdoor retreat without the upkeep.

Upstairs, the sun-filled primary bedroom is complemented by two additional bedrooms, a renovated five-piece bathroom, and a versatile loft space with skylights—perfect for a home office or quiet retreat/kid hangout. The finished lower level adds valuable flexibility with a rec room, renovated bathroom, and ample storage. Many upgrades have been done over the years including 200 amp electrical, plumbing, newer appliances, interior waterproofing membrane & sump pump system installed when the basement was lowered.

A Classic Yorkville row house with 3+1 bedrooms, 2 bathrooms, in one of Toronto's most coveted neighbourhoods—offering the ultimate in walkability, privacy, and effortless city living.



## *Property Highlights & Upgrades*

- Property Tax 2026: \$7,235.74
- 16.5 Ft X 60 Ft South Facing Lot
- 1,424 Sq Ft of Above Grade (as per Floor Plans) + 442 Sq Ft Basement (as per Floor Plans)
- 3 Bedrooms, 2 Bathrooms
- 8'8 Ft Ceiling on Main, 14 Ft Ceiling on Second at Skylight & 7'9 Ft Ceiling in Bedrooms, 6 Ft Ceiling in Loft & 6'8 Ft Ceiling in the Basement (Approx.)
- Hardwood Floors Throughout
- Central Vacuum
- 5 Skylights (1 on the 2nd Floor Hallway, 4 in the Loft Space; One Opens for Ventilation)
- 1 Dual Zero Clearance Wood Burning Fireplace Between Living & Dining Room
- Spacious Living Room with Brick Feature Wall
- Dining Room Features Glass Sliding Door with a Walk-out to Backyard
- Interior Pass Through Window between Kitchen & Living Room
- Galley Kitchen with Stainless Steel Appliances, Quartz Countertops & a Filtered Water Tap
- Primary Bedroom Features 10'4 Ft Vaulted Ceilings, Double Closet & Juliette Balcony with Glass Sliding Doors
- 2nd & 3rd Bedrooms each have Closets
- Renovated 5 Piece Hall Bathroom on Second Floor with Glass-Enclosed Shower & Tub & Wall Mounted Double Vanities
- Loft Space Features 4 Skylights, Pot Lights & Ideal as an Office Space or a Play Area
- Basement Features a Recreation Room, Laundry & Renovated 3 Pc Bathroom
- Private & Fully Fenced Low Maintenance Backyard with Wood Deck Throughout
- Street Permit Parking Available

Public & Catholic School Catchment Area: Jesse Ketchum Jr. & Sr. (PK-8), Jarvis Collegiate (9-12), Our Lady of Lourdes (PK - GR 8), St Joseph's College (9-12) St. Michael's Choir (9-12)  
Close Proximity to Some of Toronto's Top Private Schools Including: Branksome, De la Salle College & Upper Canada College (UCC) , Royal St. Georges (Gr 3-12), York School (JK- Gr 12)



### Upgrades Include:

- Hot Water Heater (2025)
- Central Vacuum Motor Updated (2025)
- Sump Pump Installed with Back-up Battery & Updated Sewer Line (2025)
- Samsung Stacked Washer & Dryer (2025)
- Samsung Fridge (2024/2025)
- WaterDoc Filtration System Installed (2025)
- Updated Furnace Motor (2025)
- Interior Waterproofing of North, South & East Basement Walls (2013)
- Renovated Loft Space (2013-2014)
- High Efficiency Furnace (2008)
- High Efficiency Air Conditioning Unit (2008)
- High-Speed Cat3 Fibre Optic Internet Cabling Installed on All Levels Including the Loft Space
- Power Supply on North Side of Property
- Underpinned Basement

- 200 Amp & Copper Electrical Wiring
- Copper Water Piping

**Walk Score 98**  
**Walker's Paradise**  
Daily errands do not require a car.

**Transit Score 90**  
**Rider's Paradise**  
World-class public transportation.

**Bike Score 82**  
**Very Bikeable**  
Biking is convenient for most trips.















