



91 Indian Rd
Toronto Ontario M6R 2V5
Toronto W01 High Park-Swansea Toronto
SPIS: N **Taxes:** \$14,131.59/2025 **DOM:** 0
List: \$2,745,000 For: Sale

Detached **Front On:** E **Rms:** 13 + 3
Link: N **Acres:** **Bedrooms:** 8 + 1
3-Storey **Washrooms:** 5
1x4xMain, 1x2x2nd, 1x3x2nd,
1x5x3rd, 1x2x3rd

Lot: 39.3 x 188.3 Feet **Irreg:** 183.31 ft x 36.05 ft x 204.56 ft x 30.05
Dir/Cross St: Indian Road and Algonquin
Directions: Indian Road and Algonquin

MLS#: W12815016 **PIN#:** 213440130
Possession Remarks: 90 - 120 Days
Legal: PT LT 8 BLK A PL 772 NORTH WEST ANNEX PT 1 & 2 63R4747; S/T & T/W CA411192; CITY OF TORONTO
Broker Open House: Saturday, February 28 2026 2:00 PM - 4:00 PM **Opn Hse Note:**
Open houses Saturday and Sunday 2-4pm
Public Open House: Saturday, February 28 2026 2:00 PM - 4:00 PM
Sunday, March 1 2026 2:00 PM - 4:00 PM

<p>Kitchens: 2 + 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Water / Gas A/C: Wall Unit Central Vac: N Apx Age: 100+ Year Built: 1913 Yr Built Source: MPAC Apx Sqft: 3500-5000 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle, Membrane Foundation: Stone Assessment: POTL: N POTL Mo Fee: Elevator/Lift: Laundry Lev: Upper Phys Hdcap-Eqp: N</p>	<p>Exterior: Brick / Metal/Side Gar/Gar Spcs: Attached / 2 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 3 Tot Prk Spcs: 3 UFFI: No Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Family Room, Fireplace/Stove, Hospital, Lake/Pond, Library, Park, Public Transit, School Exterior Feat: Deck, Porch Interior Feat: Other Security Feat: Alarm System, Carbon Monoxide Detectors, Heat Detector</p>	<p>Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: N HST Applicable to Sale Price: Included In Oth Struct: Survey Type: Available</p>
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	10.99	x 3.67	Hardwood Floor Closet
2	Living	Main	13.48	x 13.42	Hardwood Floor Fireplace Large Window
3	Dining	Main	12.83	x 12.83	Hardwood Floor Window
4	3rd Br	Main	10.83	x 8.66	Hardwood Floor Window
5	2nd Br	Main	11.15	x 9.58	Hardwood Floor Window Closet
6	Sunroom	Main	12.66	x 10.5	Hardwood Floor Large Window
7	Br	Main	10.76	x 10.33	Hardwood Floor Window Window
8	Living	2nd	13.42	x 13.48	Hardwood Floor Bay Window Fireplace
9	Dining	2nd	13.09	x 13.58	Hardwood Floor Window Combined W/Kitchen
10	Kitchen	2nd	16.4	x 8.99	Stone Counter Window Pantry
11	2nd Br	2nd	17.42	x 9.74	Hardwood Floor Large Window W/I Closet
12	3rd Br	2nd	10.99	x 10.6	Hardwood Floor Bay Window Closet
13	4th Br	3rd	12.5	x 13.75	Hardwood Floor W/O To Balcony Closet
14	Office	3rd	6.07	x 6.43	Hardwood Floor Window
15	Prim Bdrm	3rd	15.85	x 13.32	Hardwood Floor Window Closet
16	Kitchen	Bsmt	11.84	x 9.15	Laminate Window Stainless Steel Appl
17	Living	Bsmt	19.75	x 10.24	Broadloom Open Concept

Client Remks: Stunning Arts & Crafts Duplex in High Park! This exquisite detached residence blends timeless architectural character with exceptional modern design, offering 4,120 sq. ft of finished living space across three levels plus a beautifully renovated basement suite. An extraordinary opportunity for multigenerational living, or an expansive owner's retreat with additional income. The main floor showcases classic Arts & Crafts detailing, original built-ins with leaded glass doors, rich wood trim, & an ornamental fireplace in the formal living rm. A separate formal dining rm enhances the home's elegance, 4 spacious bedrooms and sunroom/office-and a renovated 4-piece bath complete this level. There are 2 ductless A/C units that cool this main floor unit. The upper suite, spanning the 2nd and 3rd floors, has been fully

renovated & thoughtfully designed by renowned Architect Felix Leicher of Baukultur. The chef-inspired kitchen features a large island, integrated appliances (Miele oven & island cooktop), & a walk-in pantry. It flows seamlessly into the open-concept living & dining spaces with original woodwork, custom cabinetry, & a gas fireplace. This level also includes 2 generous east-facing bedrooms w/ wall-to-wall windows, a 3-piece bathrm & a powder rm, large laundry rm, & lots of storage. The 3rd floor offers 2 additional spacious bedrooms, including one with a w/o to a private tree-top balcony. The luxurious primary suite impresses with cathedral ceilings, floor-to-ceiling windows, wall-to-wall built-in dressers, and a spa-like 5-piece ensuite. A skylit family rm, serene meditation space, additional powder rm, & extensive closet space complete this remarkable level. Hardwood floors run throughout, and the owner's suite is equipped with 7 ductless A/C units for optimal comfort. The recently renovated basement suite features a separate entrance, quartz kitchen with new stainless steel appliances, stylish 3-piece bath, and generous living and bedroom areas-currently vacant.

Inclusions: 3 Fridges, 3 stoves, 2 dishwashers, 2 washers, 2 dryers, All electric light fixtures (except 2nd floor south bedroom, 3rd floor landing and tenants light fixtures), Gas boiler (2023), 2 Tankless/On demand water heaters, alarm equipment (buyer to pay for monitoring fee), EV charger, 9 Ductless Air Conditioning units (7 in the owners suite, 2 on the main floor), Window coverings in owners suite (except for bedrooms on 2nd floor)

Listing Contracted With: BOSLEY REAL ESTATE LTD. **Ph:** 416-530-1100