



12 Hewitt Avenue

Key Details

Lot Size	27 ft x 154.83 ft	Transit Score	100
Possession	30-60 Days	Walk Score	93
Square Footage	3,740 s.f. Total	Plumbing	Copper & PEC
Taxes	\$12,857.18 (2025) ✦	Electrical	200 AMP Service
Bedrooms	4+1	Roof	Asphalt Shingles & MB ✦
Bathrooms	5	Parking	<i>See below</i>
Year Built	1907	Fireplace	Gas
Heating	Combo Tankless Boiler + Holding tank	Cooling	Central A/C <i>High velocity air handler</i>

Welcome to 12 Hewitt Avenue

An exquisite, fully reimagined Edwardian home with high-end designer finishes, and the very best of Roncesvalles Village at your doorstep. Experience luxurious interiors, soaring ceilings, exceptional craftsmanship, and a beautifully landscaped 27' x 154' lot. Offering 3,740 sq. ft. of total living space, this residence blends timeless elegance with modern functionality.

Inside, radiant in-floor heating and solid core doors enhance comfort and quiet sophistication. The open plan main floor is anchored by the chef's kitchen which impresses with a large island, high-end appliances & a walk-in pantry. It is complemented by a living room with a gas fireplace & a family room with a wall of custom built-ins, Sonos sound system with flush mount speakers, & wall mounted TV. In addition, there is a powder room & floor-to-ceiling sliding glass doors to the backyard. The sumptuous primary retreat offers a spa-inspired ensuite, private balcony, & separate dressing room, creating a haven of relaxation. Upstairs, high baseboards & tray ceilings add architectural depth, while the underpinned lower level - featuring 9' ceilings - includes a steam shower, exercise room, a home office that doubles as a guest bedroom with a Murphy bed enclosed by floor-to-ceiling glass & custom built-ins. Outdoors, the professionally landscaped grounds feature a patio, a composite deck, irrigation system, & a large powered storage shed, providing an ideal extension of the living space.

For those who value comfort and connection, 12 Hewitt Avenue is where sophistication meets ease. With a perfect Transit Score (10 minute walk to UP Express, GO & subway), nearby French Immersion schools & proximity to High Park - along with the cafes, shops, & dining of Roncesvalles just steps away - this remarkable home offers an unrivalled blend of heritage charm, modern convenience, and urban sophistication.

HOME INSPECTION REPORT & GARDEN SUITE REPORT AVAILABLE | babiakteam.com

Contact Listing Agent for Front Yard Parking Plans & Current Parking Set-Up

Upgrades & Premium Features

General Features

- Professionally designed and renovated throughout with high-quality finishes and custom millwork
- Solid core doors
- Mostly new windows and custom window coverings
- Engineered white oak floors
- Exceptionally generous and custom built-in cabinetry throughout
- Stairs with pathway lighting and quality runners (lower → main)
- High baseboards and tray ceilings (2nd floor)
- LED lighting with Lutron dimmers throughout
- Hardwired smoke and carbon sensors ✧
- Professionally landscaped front and rear yards with stone walkways & patio, wrought iron gates and composite deck
- Security & Smart Home Features:
 - Two Nest cameras (front door and back deck)
 - Nest & Honeywell Smart Thermostats
 - Sonos speakers (main & lower rec)

Major System & Structural Upgrades

- “Back to the bricks” above grade rebuild with two-storey addition completed in 2017 by Fluid Living; lower level completed ~2023
- Hydronic in-floor heating on Main Floor, Lower Level and Primary Bathroom
- All new wiring, 200 AMP service, large rear shed with power
- Spray foam and batt insulation
- Entire lower level underpinned with 9’ ceiling height
 - Sump pump
 - Ejector pit
- HVAC & Air Quality:
 - A/C compressor; fan coil unit with air handler on 3rd floor
 - High-efficiency combi hot-water boiler and hot water tank with separate storage tank
 - VanEE HRV (Heat Recovery Ventilator) & duct mounted bypass humidifier
 - Stelrad radiators

A Closer Look

MAIN FLOOR

Welcomed by a covered front porch, the entryway sets the tone with custom built-in cabinetry and elegant engineered white oak flooring that continues throughout. The open-concept main floor is bright and inviting, featuring hydronic in-floor heating, built-in Sonos ceiling speakers, a Napoleon gas fireplace with wood mantel, large windows, and seamless flow between the principal living spaces. At the heart of the home, the chef's kitchen impresses with high-end appliances, a wine fridge, walk-in pantry, and an expansive stone island with a breakfast bar – perfect for both everyday living and entertaining. The adjoining family room offers custom built-ins with lighting and a massive sliding glass door that opens to a private, professionally landscaped backyard with a composite wood deck for comfortable al fresco dining. A stylish powder room and a thoughtfully designed rear mudroom area with additional custom cabinetry complete this exceptional main level.

Chef's Kitchen with Premium Finishes:

- Stone countertops and slab backsplash, and a large stone island with seating for four.
- Double undermount sink with separate filtered faucet with a purification system (iSprings).
- Soft-closing drawers for seamless functionality.
- Added conveniences: pot filler above cooktop; walk-in pantry with built-in shelves and drawers with pocket door.
- High-end appliances:
 - Jenn-Air cooktop, wall oven & microwave
 - Bosch dishwasher
 - Integrated Jenn-Air fridge
 - Vinopazzo beverage/wine fridge
 - Integrated Elica exhaust hood

SECOND FLOOR

The second level hosts a luxurious primary suite, a spacious second bedroom, two full bathrooms, and a convenient laundry room.

- Primary Suite + Dressing Room: Wall-to-wall custom built-ins, tray ceilings, high baseboards, large windows, private balcony with glass railings and pocket doors.
- Primary Ensuite: Spa-inspired 5-piece with double vanity, heated floor, heated towel rack, lighting variety (sconce, in-floor, shower and pendant), glass door walk-in shower with niche and bench, separate water closet and a deep soaker tub.
- 2nd Bedroom: Tray ceiling, bay window with built-in padded window bench and double closet.
- Family Bath: Soaker tub with adjustable showerhead, linen storage and south-facing window.
- Laundry Room: A separate laundry room with side-by-side Samsung washer & dryer, window, folding counter, hanging rod, ample cabinets and storage with undercabinet lighting, and stone counters with undermount sink.

THIRD FLOOR

The third level serves as a bright and inspiring kids' retreat, thoughtfully designed for play, study, and rest. Two spacious bedrooms featuring built-in closets, large windows, and timeless engineered oak flooring, creating warm and inviting spaces to grow into. A stylish two-piece bath with towel warmer, and additional hallway storage complete this level with both comfort and practicality in mind.

LOWER FLOOR

The expertly finished lower level includes 9' ceilings, heated floors, multi-purpose recreation space, exercise room, flexible home office / guest room, full bath with a steam shower and two walkouts – one to the side door and one to the rear yard.

- Home Office / Guest Room: Industrial glass wall and door with black metal framing, black-out curtains, an expansive window, built-in desk and built-in Murphy bed with cabinetry, LED lighting & recessed lighting; adjacent hallway lined with built-in cabinets.
- Multi-Purpose Recreation Space: Built-in media centre with ample storage, built-in desks with drawers and shelf, and two windows.
- Bathroom: Glass-enclosed steam shower with bench, perfect for post-workout relaxation.
- Exercise Room: Rubber flooring, recessed lighting, built-in cabinet, mirrored wall, and glass pocket doors.
- Utility & Storage Room: Extra wide door to facilitate moving larger items.

EXTERIOR

This stunning brick Edwardian home is set amidst thoughtfully designed grounds, featuring stone walkways, a rear patio, irrigation system and a composite wood deck complemented by elegant soft landscaping. Two backyard walkouts from the main and lower levels lead to a fully fenced yard, complete with a newly built 15' x 11'6" shed with loft storage with power. Lush shrubs and perennial gardens frame the property, adding a timeless touch of greenery and charm.

Parking Permitted

12 Hewitt Avenue has an agreement which provides for convenient access to one (1) parking space at the Westminster Chapel lot, available outside of school hours. Please contact the listing agent for a copy of the parking agreement.

The property is also eligible for on-street permit parking. For details, please contact Toronto City Hall Transportation at 416-392-7873 or pparking@toronto.ca

Plans for a front yard parking pad are also available

Perfectly Positioned

Transit Options

- King, Queen, College & Dundas Streetcars 210m
- Dundas St W Subway Station & UpExpress 550m
- High Park & the Howard Park Streetcar loop 700m

Nearby Amenities

- Sorauren Park 950m
- Howard Junior Public School 300m
- The Boulevard Club 3.1km
- St. Joe's Hospital 1.8km
- Lake Ontario 2km

A Few Favourites

- Revue Cinema 240m
- The Butcher Boutique 300m
- Cherry Bomb 1.4km
- Café Polonez 950m
- Gold Standard 350m
- Scout 260m
- Musoshin Ramen 240m
- Ed's Real Scoop 950m

Schools

Howard Junior Public School, Fern Avenue Junior and Senior Public School, St. Vincent De Paul Catholic School, Parkdale Collegiate Institute, Humberside Collegiate Institute (French Immersion). Complete School List on babiakteam.com

✧Buyer to verify; MB (Modified Bitumen)