

DONE DEAL

Three bids for renovated Victorian on double lot in Cabbagetown

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The three-storey home was built in 1878 with a yellow brick façade, bay windows and gables with gingerbread trims.

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295 Carlton St., Toronto

Asking price: \$4.25-million (September, 2025)

Selling price: \$4,435,000 (September, 2025)

Previous selling price: \$795,000 (March, 1998)

Taxes: \$15,986 (2025)

Days on the market: Six

Listing agent: Ron Reaman, Sotheby's International Realty Canada



The home has 3,820 square feet of living space.

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The action

This four-bedroom Victorian on a nearly quarter-acre lot on Carlton Street, a few blocks east of Parliament Street, had a lot of competition, with about 20 other houses for sale around it. Agent Ron Reaman anticipated 60 visitors between two open houses – and got 150. That level of interest made it somewhat understandable that there were three competing offers for the home and that it sold \$185,000 over the asking price.

“The vast majority of properties are attached or semi-detached houses, and as small as 12½ feet wide but typically range from 16 to 17 feet wide,” said Mr. Reaman.

“This house is on a 50-foot wide lot, by 206 [feet]. That’s more than double what you’d [normally] find.

“Its proportions, being fully detached and the lot size, you’d typically find in Rosedale, not Cabbagetown.”



The primary bedroom has a two-sided fireplace, a walk-in closet, a private bathroom and access to a rooftop deck.

What they got

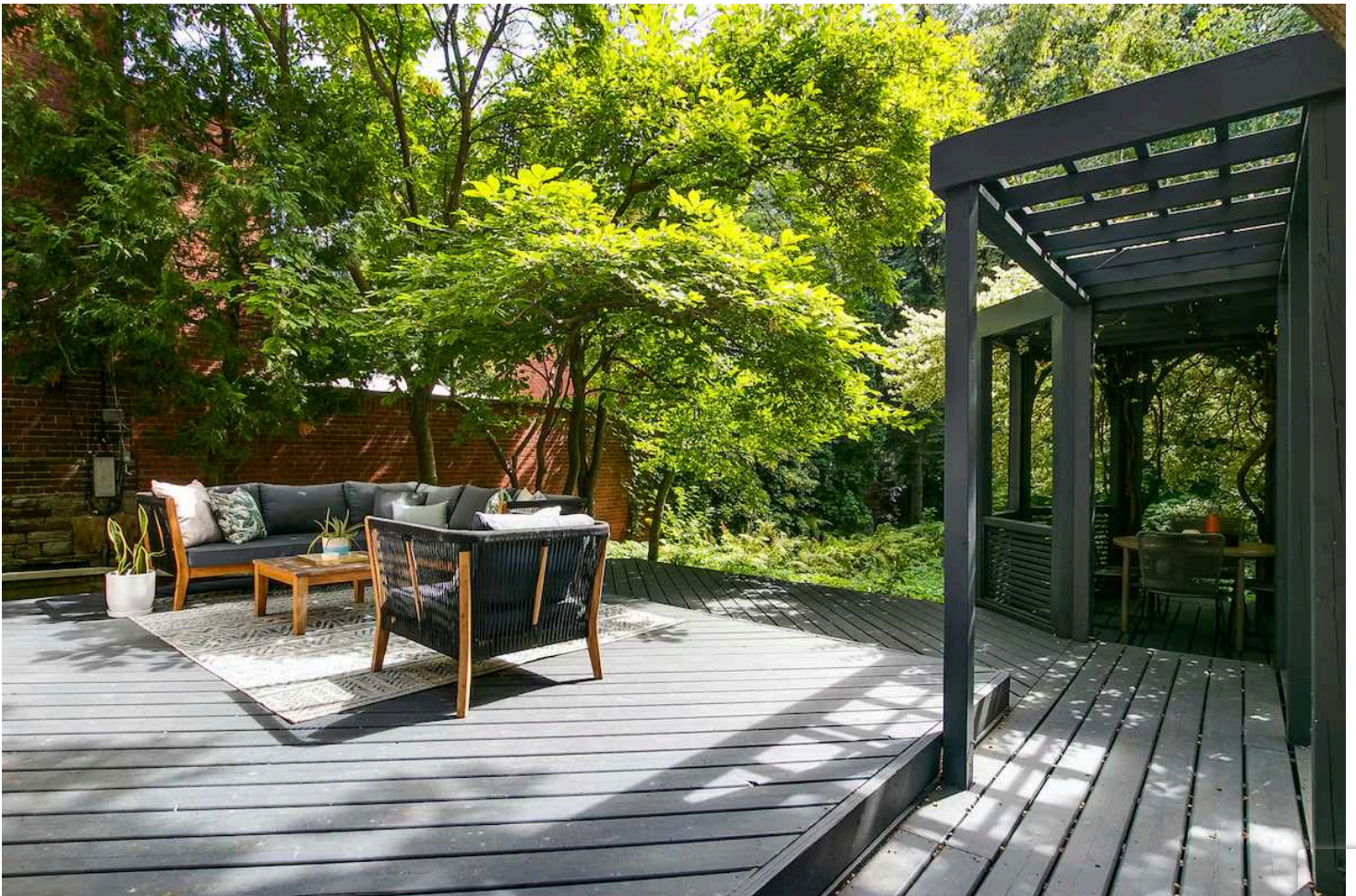
This three-storey house was built in 1878 with a yellow brick façade, bay windows and gables with gingerbread trims. Once the home of Hugh Nielson, founder of Telephone Despatch Co., it was among the first four homes in Toronto equipped with a telephone.

Over its lifespan, different owners have made significant alterations to the interior, with gut renovations in 1970 and 1998.

It now has 3,820 square feet of living space, including a family room addition with 13-foot, vaulted ceiling. The primary bedroom has a two-sided fireplace, a walk-in closet, a private bathroom and access to a rooftop deck.

The main floor has living and dining areas, and an eat-in kitchen with access to a deck, gazebo, and yard.

There are four bathrooms. The basement and laundry room have direct access to the two-car garage.



The main floor has access to a deck, gazebo, and yard.

The agent's take

“We have a lot of red brick construction in the neighbourhood, but there are few with the classic, yellow brick,” Mr. Reaman said.

“This is also solid brick all the way around the house.”

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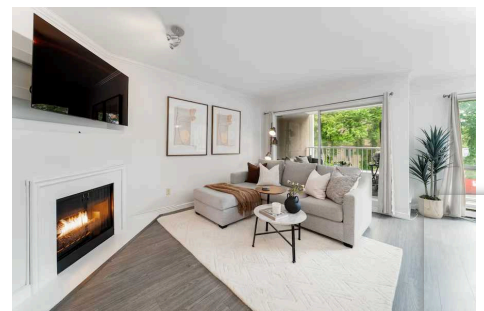
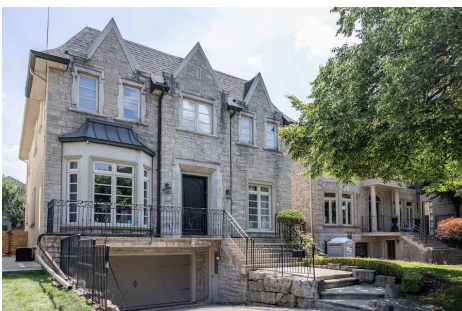


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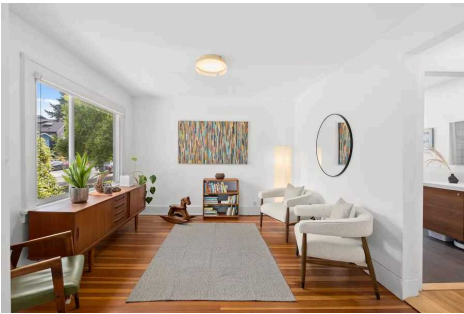
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