

WELCOME TO

28 ROBINSON STREET

IN VIBRANT TRINITY BELLWOODS

OVERVIEW

- A spectacular 2 ½-storey Victorian home with traditional character and beautiful detailing throughout in Trinity Bellwoods.
- A detached carport via lane access. A laneway house is possible under Toronto's "Changing Lanes" program (report available).

NEIGHBOURHOOD

Trinity Bellwoods is one of Toronto's most vibrant, creative and culturally electric neighbourhoods. Centered around its sprawling, leafy 36-acre park, this hub effortlessly blends historic charm with a trendy, modern urban lifestyle.

The Vibe

Lively, artistic and pedestrian-friendly. On any given warm afternoon, the neighbourhood comes alive as locals gather in Trinity Bellwoods Park for picnics, dog-walking, artisan markets and recreation along the paved paths and sports fields. Surrounding the park are picturesque tree-lined streets featuring Victorian and Edwardian row houses, adding a classic, character-rich backdrop to the area's energetic social scene.

Dining & Shopping

Along Queen Street West and Dundas Street West, you'll find a high-density strip of independent culture:

- **Culinary & Nightlife:** Trendy third-wave coffee shops, artisanal bakeries, craft breweries, cozy cocktail lounges and acclaimed farm-to-table restaurants.
- **Boutique Retail:** Independent fashion boutiques, vintage clothing shops, indie bookstores and local art galleries.

Accessibility & Location

Situated just west of downtown, Trinity Bellwoods offers easy transit access via the 501 Queen and 505 Dundas streetcars. It's exceptionally bike-friendly and easy to commute to the Financial District, Kensington Market or the West Queen West art district.



HARDWORKING
UNWAVERING
HONEST



PUBLIC SCHOOLS

- Charles G. Fraser Junior Public School (JK – 6): Fraser Institute Rating: 9/10 – top 4% of elementary schools in Ontario
- Ryerson Community School (GR. 7 – 8)
- Parkdale Collegiate Institute (GR. 9 – 12)

MAIN FLOOR (10 FT)

Living Room

- Hardwood Floor
- Pot lights
- Large Window
- Combined with Dining Room
- Fireplace (decorative)

Dining Room

- Exposed Brick
- Window
- Pot lights
- Hardwood Floor

- Ceiling Medallion
- Combined with Living Room

Kitchen

- Renovated
- Walk-out to backyard
- Window
- Open-concept
- Large Island with Storage
- Breakfast Bar
- Tiled Floor

SECOND FLOOR (9'4" FT)

Front Bedroom

- Large Window
- Hardwood Floor
- Wall-to-Wall Closet with Barn Doors

Middle Bedroom

- Window
- Hardwood Floor
- Closet

Back Bedroom

- Window
- Hardwood Floor

4-piece bathroom

THIRD FLOOR

Primary Bedroom

- Walk-Out to Deck
- Skylights
- Hardwood Floor

- Large Window
- Exposed beams and Vaulted Ceilings
- 2-piece Bathroom

LOWER LEVEL

- 4-piece bathroom
- Laundry

- Ample storage



HARDWORKING
UNWAVERING
HONEST



OFFERED FOR YOUR CONSIDERATION AT: \$1,595,000

Annual Taxes:	\$4,242.20 (2026 final taxes)
Legal Description:	T LT 14 PL 74 TORONTO AS IN CA771211 EXCEPT THE EASEMENT THEREIN (FIRSTLY DESCRIBED); S/T & T/W CA771211; CITY OF TORONTO
Possession:	60/TBA
Parking:	Detached carport with lane access; possible laneway house (report available upon request)
Rentals:	Gas Furnace; Hot Water Tank

THANK YOU FOR YOUR INTEREST!!

Yvonne Huh, Broker

Chairman's Award 2008 – 2025

416-505-0153 | Yvonne@chestnutpark.com
yvonnehuhrealty.com



HARDWORKING
UNWAVERING
HONEST

