

	14 Brookfield Rd Toronto Ontario M2P 1A9 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto Taxes: \$10,744/2024 SPIS: N DOM: 122	List: \$3,588,000 For: Sale Last Status: EXP
	Detached Front On: N Rms: 6 Link: N Acre: Bedrooms: 3 Bungalow 58 x 282.87 Feet Washrooms: 1 Irreg: Irregular as per survey 1x4xMain Dir/Cross St: Old Yonge St & York Mills Rd Directions: Old Yonge St & York Mills Rd	

MLS#: C12325851 **Sellers:** Mahdy Sheidai Gandovani **Contact After Exp:** N
Holdover: 30 **Possession:** Other **Rmrks:** TBD **Occup:** Vacant
PIN#: 105370174 **ARN#:**
Additional PIN#:
Legal: See schedule B

Kitchens: 1 Fam Rm: N Basement: Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: None Central Vac: N Apx Age: Apx Sqft: 3500-5000 Assessment: POTL: Elevator/Lift: N Garage: N Laundry Lev: Phys Hdcp-Eqp:	Exterior: Brick Drive: Private Gar/Gar Pk Spcs: None / 0 Drive Pk Spcs: 3 Tot Pk Spcs: 3 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fireplace/Stove HST Applicable to: Included In Sale Price: Interior Feat: None Roof: Asphalt Shingle Foundation: Block	Zoning: Residential Cable TV: Y Hydro: Y Gas: Y Phone: A Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Retirement: Oth Struct: Survey Type: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
<p>Client Remks: 58 x 282-foot ravine-like lot with approved building permit unlocks boundless potential to construct a luxurious 4,000 sq. ft. custom residence nestled in the prestigious & enclave of Hoggs Hollow, this rare gem boasts a connecting two of Toronto's most sought-after streets: Old Yonge Street and Brookfield Road. Privacy and Prestige blend seamlessly with natures beauty, creating a serene retreat that feels like an escape while being just steps from the city's finest conveniences. Imagine waking up to the sound of birdsong, breathing in the freshness of the ravine, and stepping into a home designed for ultimate ease and connection. Whether you're a nature lover or a city enthusiast, this property offers the best of both worlds. Opportunities like this are rare. Don't miss the chance to create your masterpiece in one of Toronto's most exclusive neighborhoods.</p> <p>Extras: Inclusions: Exclusions: Rental Items: Showing Requirements: List Salesperson Brkage Remks: Unmatched Accessibility: This property is just a short walk to Yonge Street, York Mills Avenue, and a variety of upscale amenities including: Rosedale Golf Course, Tennis courts, York Mills Centre, Scenic trails and lush parks, Toronto's finest restaurants and cafes. 24 Hours notice, LA Present for showings 30 mins appts. please submit 801 and Schedule B to all offers, Offers to: peter.torkan@theagencyre.com - Contact LA for list on inclusions and exclusions.</p>					

Lot Size Area: Sqft Other: Sqft Total Unfinished:	Sqft Below Grade Finished: Sqft Below Grade Source: Sqft Above Grade Finished: 4000 Sqft Above Grade Source: Owner
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THE AGENCY Ph: 416-847-5288 **Fax:**
 378 Fairlawn Ave Toronto M5M1T8
PETER TORKAN, Broker 416-847-5288
MERAD SAFAEIAN, Salesperson 416-847-5288 THE AGENCY

Contract Date: 08/05/2025 Expiry Date: 12/05/2025 Last Update: 12/06/2025	Condition: Cond Expiry: CB Comm: 2.5 % + HST	Ad: N Escape: Original: \$3,588,000
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