



92 Citation Dr
Toronto Ontario M2K 1T1
 Toronto C15 Bayview Village Toronto
Taxes: \$15,406/2025 **SPIS:** N **Last Status:** NEW
DOM: 2

Detached **Front On:** N **Rms:** 10 + 3
Link: N **Acre:** **Bedrooms:** 5 + 1
 2-Storey **60 x 124 Feet** **Washrooms:** 5
Irreg: 1x5x2nd, 1x4x2nd, 2x3x2nd,
 1x2xBsmt

Dir/Cross St: Bayview/Sheppard
Directions: Bayview/Sheppard

MLS#: C12811616 **Sellers:** Mehran Khayeri **Contact After Exp:** N
Holdover: 90 **Possession:** Flexible **Rmrks:** TBA **Occup:** Owner
PIN#: 100620312 **ARN#:** 190811323001300
Additional PIN#:
Legal: PARCEL 64-1, SECTION M676 LOT 64, PLAN 66M676, PLAN BA-1614 A PLAN UNDER THE BOUNDARIES ACT REGISTERED AS PLAN D-611 CONFIRMS PART (OR ALL) OF THE BOUNDARIES OF THIS LAND. SEE A-817837. SUBJECT TO LT585458TWP OF YORK/NORTH YORK, CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished / Separate Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 3500-5000 Assessment: POTL: Elevator/Lift: Garage: Y Laundry Lev: Phys Hdcp-Eqp:	Exterior: Brick Drive: Private Gar/Gar Pk Spcs: Attached / 2 Drive Pk Spcs: 4 Tot Pk Spcs: 6 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Place Of Worship, Public Transit HST Applicable to Included In Sale Price: Interior Feat: Auto Garage Door Remote, Built-In Oven Roof: Shingles Foundation: Concrete	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Retirement: Oth Struct: Lot Size Source: MPAC Survey Type: Unknown
---	---	--

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	19	x 13.19	Fireplace
2	Dining	Main	19.29	x 10.63	W/O To Yard
3	Kitchen	Main	17.45	x 12.8	
4		Main	12.6	x 11.45	Breakfast Area
5	Family	Main	24.87	x 13.58	
6	5th Br	Main	11.29	x 12.8	
7	Prim Bdrm	2nd	21.98	x 13.12	W/I Closet
8	2nd Br	2nd	16.8	x 15.81	Ensuite Bath
9	3rd Br	2nd	17.06	x 12.17	
10	4th Br	2nd	12.6	x 12.6	
11	Family	Bsmt	24.48	x 23.98	Fireplace
12	Br	Bsmt	12.8	x 9.61	
13	Other	Bsmt	20.64	x 10.93	

Client Remks: Some homes you tour, others you feel. Bayview Village has a way of surprising people, it's quiet, leafy, and tucked away, yet minutes from everything. On one of its most peaceful streets sits a 5+1 bedroom, 5-bath home that isn't just about square footage though it has plenty (over 5000 sq. ft). It's about the little moments it was designed to hold. From mornings on your 300+ sq. ft. private balcony off the primary suite, where the world is quiet and the city feels miles away. Evenings around the dining table, spilling out to the freshly painted deck for summer nights under the trees. Kids or guests with space to spread out across multiple levels. A finished basement that adapts to whatever you need, movie nights, gym, or playroom. Every corner has been refreshed inside and outside so you can focus on living, not fixing. And the backyard? Surrounded by greenery, it's a sanctuary in the middle of Toronto. This isn't just a Bayview Village address. It's a lifestyle of calm, connection, and possibility.

Extras:
Inclusions: Kitchen Aid Fridge, Dishwasher, Stove, LG Washer & Dryer, Light Fixtures, Blinds
Exclusions: N/A
Rental Items: Hot Water Tank

Showing Requirements: Lockbox
Brkage Remks: Offers anytime, Please attach schedule B, thank you for showing, Offers to meradsafaian@gmail.com & kristian.utley@theagencyre.com

Lot Size Area: Sqft Other: Sqft Total Unfinished:	Sqft Below Grade Finished: 1626 Sqft Below Grade Source: MPAC Sqft Above Grade Finished: 3676 Sqft Above Grade Source: MPAC
--	--

THE AGENCY Ph: 416-847-5288 **Fax:**
378 Fairlawn Ave Toronto M5M1T8
MERAD SAFAEIAN, Broker 416-837-0311
KRISTIAN UTLEY, Salesperson 437-448-0180 THE AGENCY

Contract Date: 02/23/2026	Condition:	Ad: Y
Expiry Date: 06/23/2026	Appt:	Escape:
Last Update: 02/23/2026	Remove shoes, Small friendly dog (Teddy) may be in the house. DO NOT LET OUTSIDE	Original: \$2,688,000
	Cond Expiry:	
	CB Comm: 2.5% + HST	