



126 Sherwood Ave
Toronto Ontario M4P 2A7
Toronto C10 Mount Pleasant East Toronto
Taxes: \$8,634.30/2025
DOM: 0
SPIS: N
Last Status: NEW

Detached
Link: N
2-Storey
Irreg:

Front On: N
Acre:
27.5 x 184 Feet

Rms: 10 + 1
Bedrooms: 4 + 1
Washrooms: 5
1x3xMain, 1x6x2nd, 1x4x2nd,
1x3x2nd, 1x3xBsmt

Dir/Cross St: Mt. Pleasant/Sherwood
Directions: Yonge & Sherwood

MLS#: C12849040
Holdover: 90
PIN#: 211370325
Additional PIN#:

Sellers: AZAM BIGDELI AZAD AND HOSSEIN SHARIFI
Possession: Flexible
ARN#: 190410430007300

Rmrks: TBD
Occup: Owner
Contact After Exp: N

Legal: PT LT 43 PL 676 NORTH TORONTO AS IN EO76586; S/T & T/W EO76586; CITY OF TORONTO

| | | |
|---|--|--|
| Kitchens: 1 Fam Rm: Y Basement: Finished with Walk-Out Fireplace/Stv: Y Fireplace Feat: Family Room, Natural Gas Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: Year Built: 2024 Year Built: MPAC Source: Apx Sqft: 2500-3000 Assessment: 2025 POTL: Elevator/Lift: Garage: Y Laundry Lev: Phys Hdcp-Eqp: | Exterior: Stone / Stucco/Plaster Drive: Gar/Gar Pk Spcs: Built-In / 1 Drive Pk Spcs: 2 Tot Pk Spcs: 3 UFFI: Pool: Inground, Outdoor, Salt Energy Cert: Cert Level: GreenPIS: Prop Feat: Central Vacuum, Family Room, Fireplace/Stove HST Applicable to: Included In Sale Price: Interior Feat: Auto Garage Door Remote, Bar Fridge, Built-In Oven, Carpet Free, Countertop Range, Central Vacuum, ERV/HRV, Storage Area Lockers, Sump Pump, Ventilation System, Water Heater Roof: Flat, Shingles Foundation: Poured 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 |
|---|------|-------|-------------|------------|-------------|
|---|------|-------|-------------|------------|-------------|

Client Remks: If you're not obsessed with quality, design, and craftsmanship, this is not the home for you. Before you notice the scale, you feel the intention. Set on an extraordinary 185-foot-deep irregular lot in Sherwood Park, this property offers something almost impossible to replicate in midtown: depth, privacy, open sky, and uninterrupted sightlines surrounded by mature trees. A three-year architectural pursuit built around one idea, permanence. The journey began in Tuscany, where authentic stone was hand-selected from mountain quarries. Over 30 slabs of Italian marble, Calacatta Vagli, Calacatta Viola, Arabescato, Travertine, Pietra Grey, individually chosen. Eight months were dedicated to fabrication and installation alone. The kitchen stands as a monolithic statement a 15-foot fully wrapped, bookmatched Calacatta Vagli island flowing seamlessly into marble-clad walls. A three-sided glass fireplace floats beneath vein-matched travertine framed in deep Pietra Grey. Rift-cut European white oak defines the architecture, floors, millwork, wall paneling, and the commanding 10 foot entrance door, all meticulously matched. Integrated Sub-Zero, Wolf, and Miele appliances disappear into the design. Heated floors extend from the interior living spaces to the driveway and garage. Triple-layer European windows flood more than 4,000 square feet of expanded living space with natural light. And then, the final act. A spectacular, designer-landscaped backyard featuring a heated concrete pool clad in premium Trend Group tile, complete with a waterfall feature and convertible salt or chlorine system. Dual composite decks create layered entertaining spaces. A fully integrated Lynx outdoor kitchen. A 32-by-32 custom stone terrace. Intelligent landscaping. Curated lighting. This is not an ordinary home, it must be experienced.

Extras:
Inclusions: Integrated Sub-Zero fridge, Wolf, and Miele appliances, all window coverings, all light fixtures, any/all remotes, automated irrigation system, AV equipment, integrated Lynx outdoor kitchen. heated garage / driveway
Exclusions:

Rental Items:
Showing Requirements: Lockbox

Brkage Remks: Buyer verifies measurements & taxes. Include Schedule B & Form 801 in offers. Some photos may be generated. Showing with 4 hrs Notice. 5% deposit by bank draft. Include Schedule B & Form 801 in offers. Send to meradsafaian@gmail.com & al.mousavi@theagencyre.com with 24 hrs irrevocable. LA Present for showings!

Lot Size Area: SquareFeet | **Sqft Below Grade Finished:**

Sqft Other:
Sqft Total Unfinished:

Sqft Below Grade Source:
Sqft Above Grade Finished: 2528
Sqft Above Grade Source: MPAC

THE AGENCY Ph: 416-847-5288 **Fax:**
378 Fairlawn Ave Toronto M5M1T8
MERAD SAFAEIAN, Broker 416-837-0311
AL MOUSAVIZADEH, Salesperson 437-688-6887 THE AGENCY

Contract Date: 03/05/2026

Condition:

Ad: N

Expiry Date: 09/05/2026

Cond Expiry:

Escape:

Last Update: 03/05/2026

CB Comm: 2.5 % PLUS HST

Original: \$5,750,000