



149 Highland Cres
Toronto Ontario M2L 1H2
 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto
Taxes: \$0/2026 **SPIS:** N **Last Status:** NEW
DOM: 2

Detached **Front On:** S **Rms:** 13
Link: N **Acre:** 56.42 x 146.5 Feet **Bedrooms:** 4 + 1
 2-Storey **Irreg:** **Washrooms:** 7
 1x5x2nd, 1x3xBsmt, 1x4xBsmt,
 1x4xGround, 3x3x2nd

Dir/Cross St: Bayview/York Mills
Directions: Bayview/York Mills

MLS#: C12899752 **Sellers:** NANI, MINOUS **Contact After Exp:** N
Holdover: 90 **Possession:** Other **Rmrks:** TBA **Occup:** Owner
PIN#: 105340100 **ARN#:**
Additional PIN#:
Legal: PART LOT 18 PLAN 4034 PART 2, 66R31896 CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: New Year Built: 2025 Apx Sqft: 5000+ Assessment: POTL: Elevator/Lift: Garage: Y Laundry Lev: Phys Hdcp-Eqp:	Exterior: Other Drive: Private Gar/Gar Pk Spcs: Detached / 2 Drive Pk Spcs: 2 Tot Pk Spcs: 4 UFFI: Pool: Outdoor Energy Cert: Cert Level: GreenPIS: Prop Feat: Central Vacuum, Level, Public Transit, School HST Applicable to: Included In Sale Price: Interior Feat: Other, Central Vacuum, Sump Pump, Storage, Wheelchair Access Security Feat: Alarm System, Monitored, Security System, Carbon Monoxide Detectors, Smoke Detector 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: Survey Type: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
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Client Remks: Truly A Must See Home!Welcome to 149 Highland Crescent, a true statement of luxury in the heart of the prestigious Bridle Path. Situated on one of the area's most coveted streets, this brand-new custom residence blends refined design, exceptional craftsmanship, and timeless elegance. Offering approximately 7,500 sq. ft. of thoughtfully curated living space, the home makes a striking first impression with its elegant facade, heated driveway, and heated front porch. Inside, exquisite millwork and designer finishes elevate every room, complemented by elegant fireplaces with 14K gold-vein accents. Designed for both entertaining and everyday living, the main level features a spectacular double-island kitchen by Luxeme, complete with Miele appliances, a Wolf cooktop, and a walk-in pantry, seamlessly open to a bright and expansive family room. A stunning library office with 15-foot ceilings and a dramatic second foyer with 23-foot ceilings, grand staircase, and skylight add architectural distinction. Fully integrated with Lutron automation, the home offers seamless control of lighting and ambiance throughout. The private backyard is a true retreat, showcasing an oversized saltwater pool, gazebo lounge, and beautifully landscaped grounds. Upstairs, five spacious bedrooms provide ideal family living. The primary suite offers a serene escape with custom millwork and a refined makeup area. A private four-stop elevator ensures effortless access to all levels. The lower level is designed for ultimate lifestyle and entertainment, featuring a recreation area, minibar, glass-enclosed gym, home theatre, and nanny suite. A rare offering, this residence defines elevated living in one of Toronto's most exclusive neighbourhoods.

Extras:
Inclusions: TBA
Exclusions: TBA
Rental Items: TBA
Showing Requirements: Showing System, List Brokerage
Brkage Remks: Taxes not assessed.

Lot Size Area: Sqft Other: Sqft Total Unfinished:	Sqft Below Grade Finished: Sqft Below Grade Source: Sqft Above Grade Finished: 5001 Sqft Above Grade Source: Other
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THE AGENCY Ph: 416-847-5288 Fax:

Prepared By: AL MOUSAVIZADEH, Salesperson
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PETER TORKAN, Broker 416-847-5288
MERAD SAFAEIAN, Broker 416-847-5288 THE AGENCY

Contract Date: 03/19/2026
Expiry Date: 08/05/2026
Last Update: 03/19/2026

Condition:
Cond Expiry:
CB Comm: 2.5%

Ad: N
Escape:
Original: \$9,800,000