



23 Bayview Rdge
Toronto Ontario M2L 1E3
 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto
Taxes: \$39,295/2025 **SPIS:** No **Last Status:** NEW
DOM: 3
List: \$10,450,000
For: Sale
 Detached **Front On:** W **Rms:** 16 + 5
Link: N **Acre:** 110.38 x 506.04 Feet **Bedrooms:** 7 + 2
 2-Storey **Washrooms:** 11
Irreg: 1x2xMain, 3x3xMain, 6x4x2nd, 1x4
Dir/Cross St: Bayview Ridge & Bayview Ave
Directions: Bayview Ridge & Bayview Ave

MLS#: C13021674 **Sellers:** Behnam Kashanian & Hedieh Hooshangi **Contact After Exp:** No
Holdover: 90 **Possession:** Flexible **Occup:** Owner
Date: 05/01/2026
PIN#: 105380067 **ARN#:** 190808158004400
Additional PIN#:
Legal: LOT 21, PLAN 3681 ; NORTH YORK , CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Walk-Up / Full / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Year Built: 1993 Year Built: MPAC Source: Apx Sqft: 5000+ Assessment: 2025 POTL: Elevator/Lift: Garage: Yes Laundry Lev: Lower Phys Hdcp-Eqp:	Exterior: Concrete / Stone Drive: Available, Circular Drive Gar/Gar Pk Spcs: Attached / 4 Drive Pk Spcs: 18 Tot Pk Spcs: 22 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Central Vacuum, Clear View, Family Room, Fireplace/Stove, Grnbelt/Conserv, Park, Ravine HST Applicable to: Included In Sale Price: Exterior Feat: Privacy, Landscape Lighting, Year Round Living Interior Feat: Air Exchanger, Bar Fridge, Central Vacuum, Built-In Oven, Primary Bedroom - Main Floor Roof: Unknown Foundation: Unknown	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: Available
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#	Room	Level	Length (ft)	Width (ft)	Description
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Client Remks: You Feel the Scale Before You Even Understand It, The Depth of the Lot and The Width of the View Keeps The Distance Between You and Anything Else. By the Time You Reach the Front Door, It's Clear This Isn't Just Another Large Home, This is; Land, Presence, and Opportunity Coming Together in a Way That's Becoming Almost Impossible to Find. Set on 1.25 Acres (110.38 X 506.04 Feet), Backing Onto a 15-acre Golf Course, 23 Bayview Ridge Offers a Level of Openness and Privacy That Defines True Exclusivity. No Rear Neighbors. Expansive Green Space. Skyline Views in the Distance. It's the Kind Of Setting That Quietly Separates Itself From Everything Else on the Market. The Home Spans Approximately 12,000 Square Feet, Built With SOLID Concrete and Reinforced by a Distinctive Zig Zag Steel Structure Giving It Not Just Scale, but Substance. This is a Property That Was Built With a Longterm Vision in Mind. Arrival is Just as Intentional. A Circular Driveway and Parking for Up to 22 Vehicles, Along With a Fourth Garage, Create a Sense Of Capability That Goes Beyond Everyday Living. It's Designed to Accommodate; More People, More Moments, More Possibilities. Inside 9 Bedrooms and 11 Bathrooms Provide the Foundation, but the Real Value Lies in What Can Be Done Next. The Home is Nearing Completion, Offering a Rare Window for a Buyer to Step in and Define the Final Product to Shape the Finishes, the Atmosphere, and Ultimately, the Identity of the Space. Because at This Level, It's Not Just About What Exists but it's About What It Can Become. Properties With This Kind of; Lot, This Kind of Build, and This Kind Of Positioning Are Limited. And Once They're Complete, the Opportunity to Influence Them Disappears. 23 Bayview Ridge is Not Just a Finished Home it's a Chance to Take Something Already Significant, and Make It Truly Exceptional.

Extras:
Inclusions:
Exclusions:
Rental Items:
Showing Requirements: Go Direct, List Brokerage
Brkage Remks: Taxes have not been assessed yet. 5% Deposit Required Via Cert. Bank Draft Or Wire Transfer. Please Attach Schedule "B" & Form 801 To All Offers. 24 Hours' Notice For Showings, LA Present at showing. Offers to meradsafaian@gmail.com & al.mousavi@theagencyre.com
Lot Size Area: **Sqft Below Grade Finished:**

Sqft Other:
Sqft Total Unfinished:

Sqft Below Grade Source:
Sqft Above Grade Finished: 8741
Sqft Above Grade Source: MPAC

THE AGENCY Ph: 416-847-5288 **Fax:**
31 Scarsdale Rd. Unit 6 Toronto M3B1J8
MERAD SAFAEIAN, Broker 416-837-0311
AL MOUSAVIZADEH, Salesperson 416-688-6887 THE AGENCY

Contract Date: 04/20/2026

Condition:

Ad: Yes

Expiry Date: 08/20/2026

Cond Expiry:

Escape:

Last Update: 04/20/2026

CB Comm: 2.5% + HST

Original: \$10,450,000