

*Welcome to*

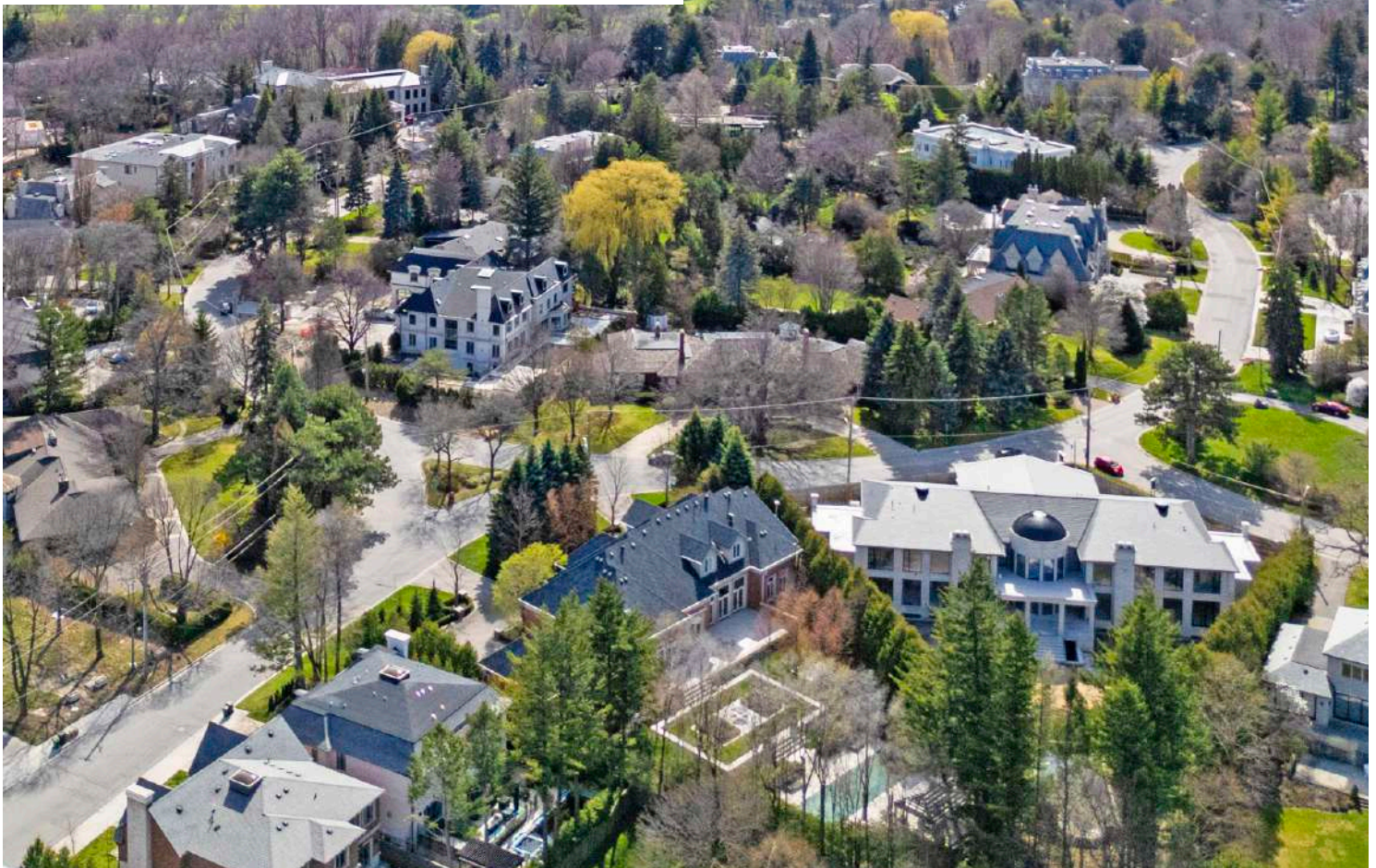
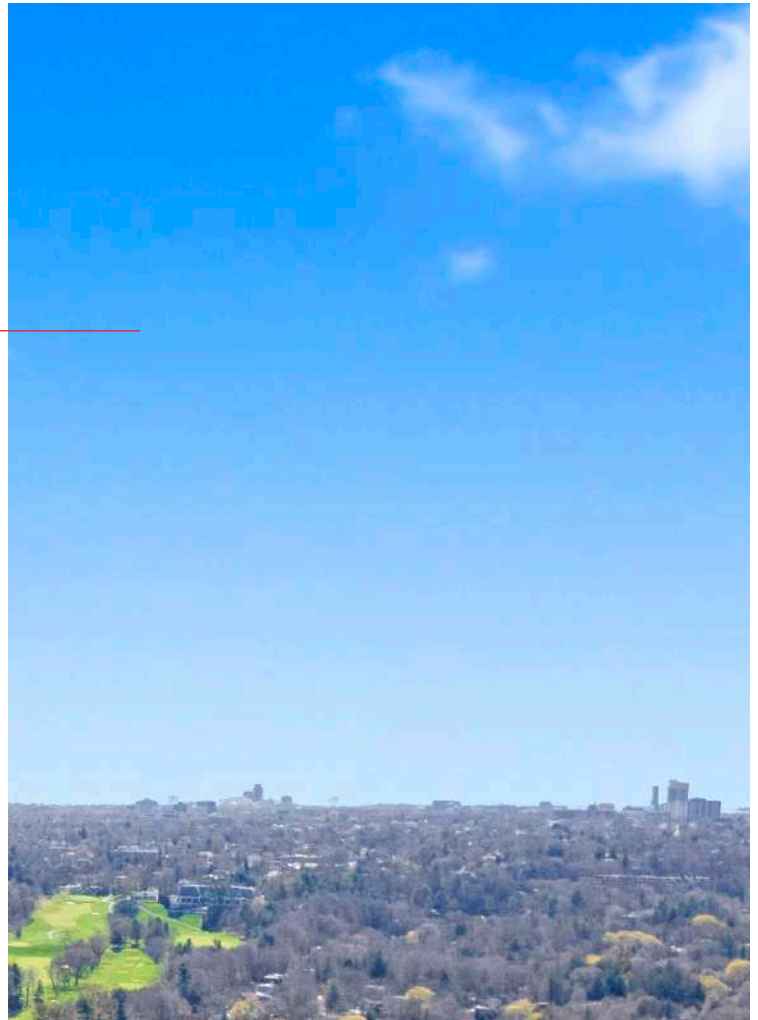
**23**  
**BAYVIEW**  
**RIDGE**

An Architectural Masterpiece Perched Above  
Toronto's Most Prestigious Street

# BRIDLE PATH & SUNNYBROOK YORK MILLS

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It is one of Toronto's most ancient and prestigious neighborhoods, home to many mansions and estates owned by wealthy business people and celebrities. The Bridle Path area is known for its winding roads and large multi-million dollar homes set back from the street on very large lots with extensive landscaping. York Mills Road is a major artery running through the neighborhood and is lined with upscale shopping plazas and restaurants. The area borders the Don River valley system and E.T. Seton Park, providing green space and recreational trails. The neighborhood dates back to the early 20th century when the Bridle Path area was developed as an enclave for Toronto's elite.



AN UNMATCHED ESTATE OVERLOOKING  
15 ACRES OF GOLF COURSE IN

*Bridle Path*

506 FT

1.25  
ACRES

110 FT





Some estates are impressive. This one is unforgettable. Perched on 1.25 acres along Millionaires Row in Bridle Path, 23 Bayview Ridge delivers 12,000 sq. ft. of pure concrete construction, marble floors, and sweeping views over 15 acres of golf course with the city skyline beyond. Nine bedrooms, eleven bathrooms, four garages, and parking for 22 vehicles. Built for those who expect more and have never had to settle.

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## A GRAND ESTATE ON MILLIONAIRES Row IN THE HEART OF BRIDLE PATH

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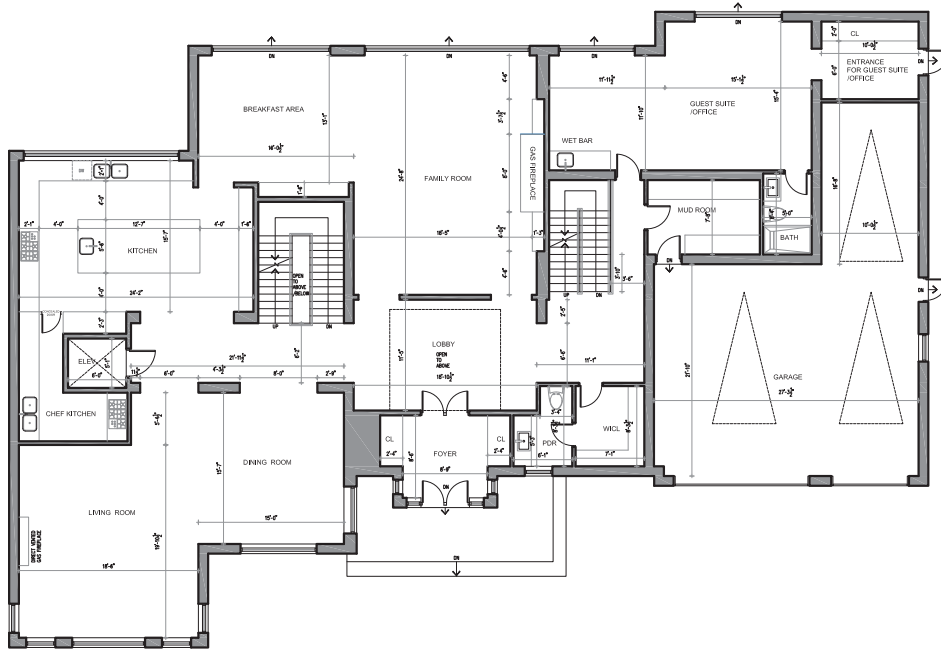
### OVERVIEW:

- Bridle Path — Millionaires Row
- 12,000 Sq. Ft. of Living Space
- 1.25-Acre Ravine Lot
- Lot: 110 x 506 Ft
- 7+2 Bedrooms & 11 Bathrooms
- Pure Concrete & Zigzag Metal Construction
- Limestone Exterior
- 11-Ft Main Level Ceilings
- Private Elevator
- 4-Car Garage & 22 Total Parking
- Unobstructed Golf Course & City Skyline Views
- Finished Walk-Out Basement with Separate Entrance
- Grand Circular Driveway

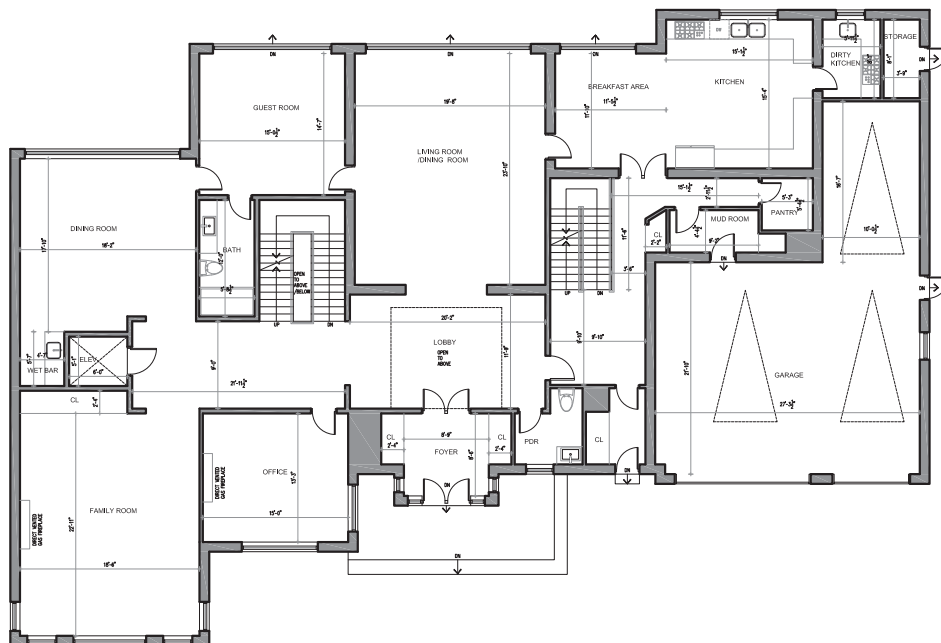


# FLOOR PLAN

## PROPOSED MAIN FLOOR

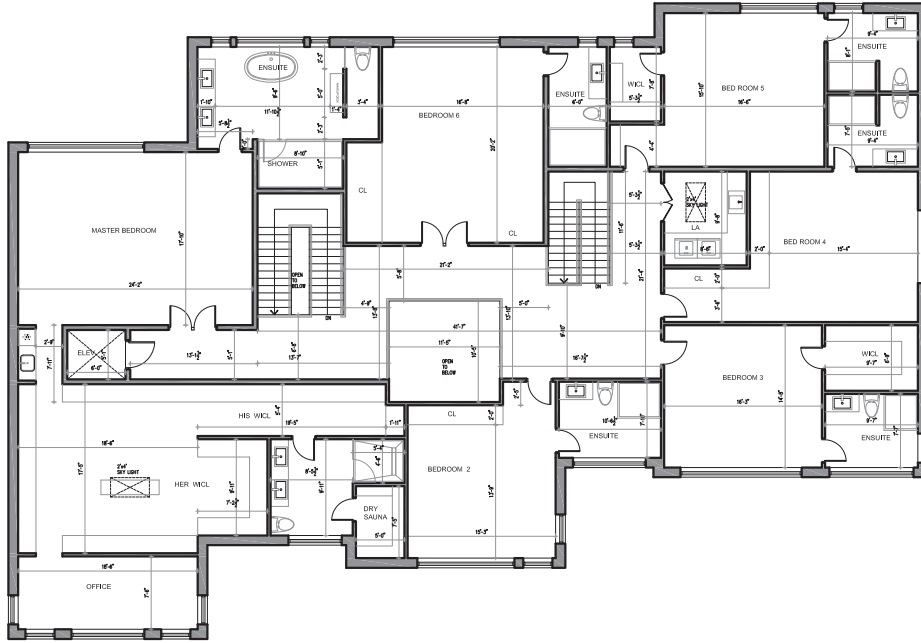


## EXISTING MAIN FLOOR

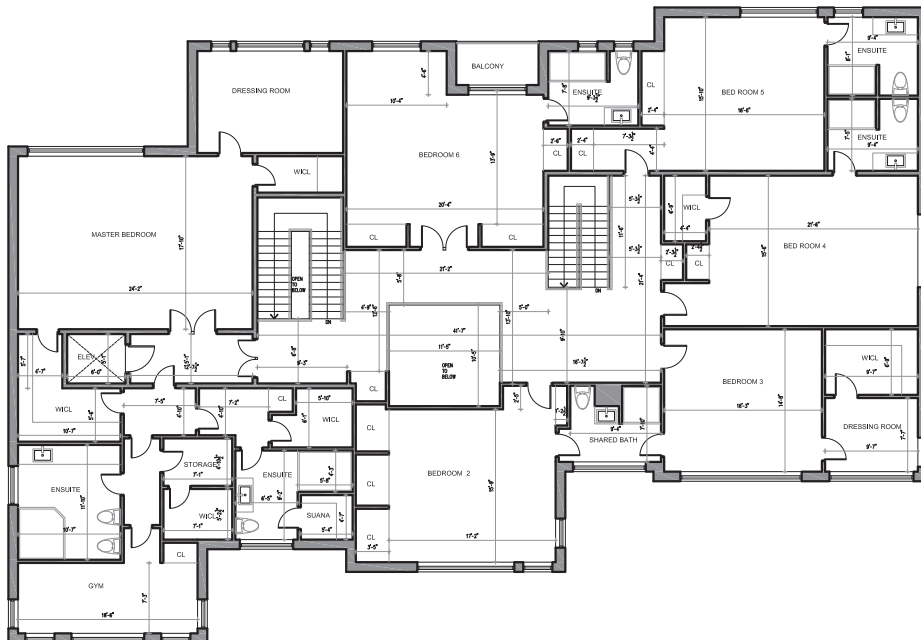


# FLOOR PLAN

## PROPOSED SECOND FLOOR

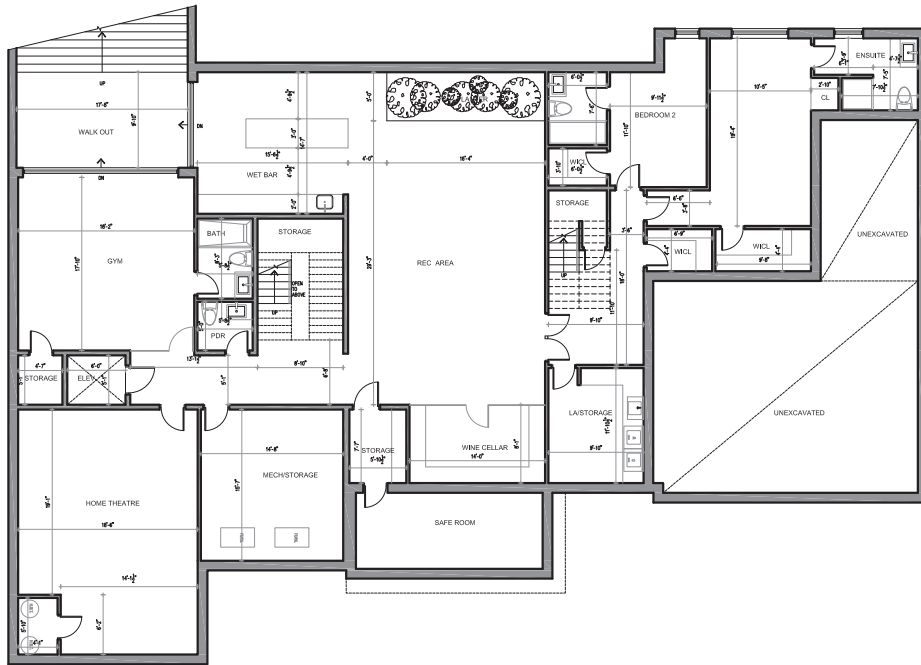


## EXISTING SECOND FLOOR

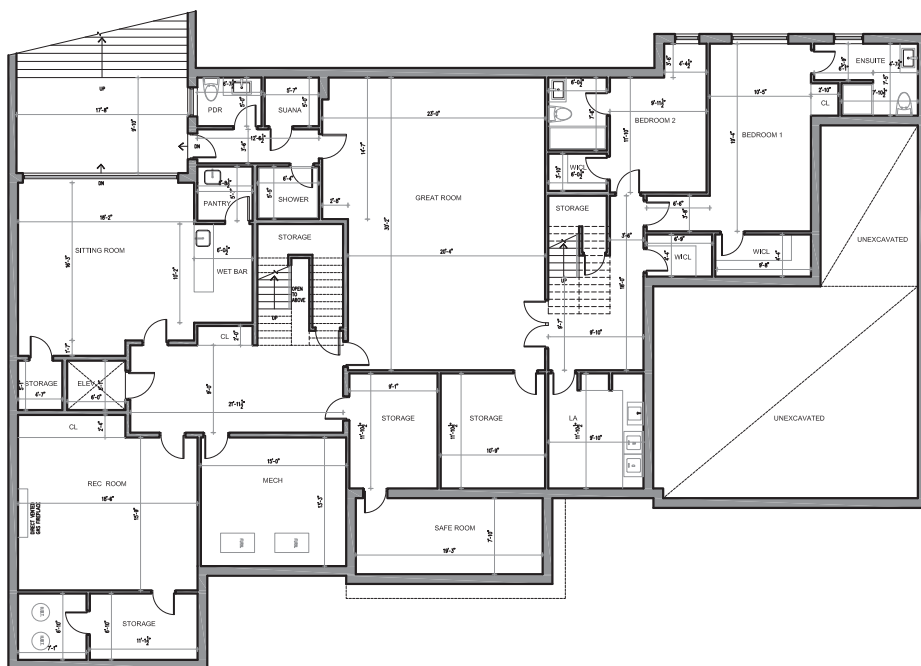


# FLOOR PLAN

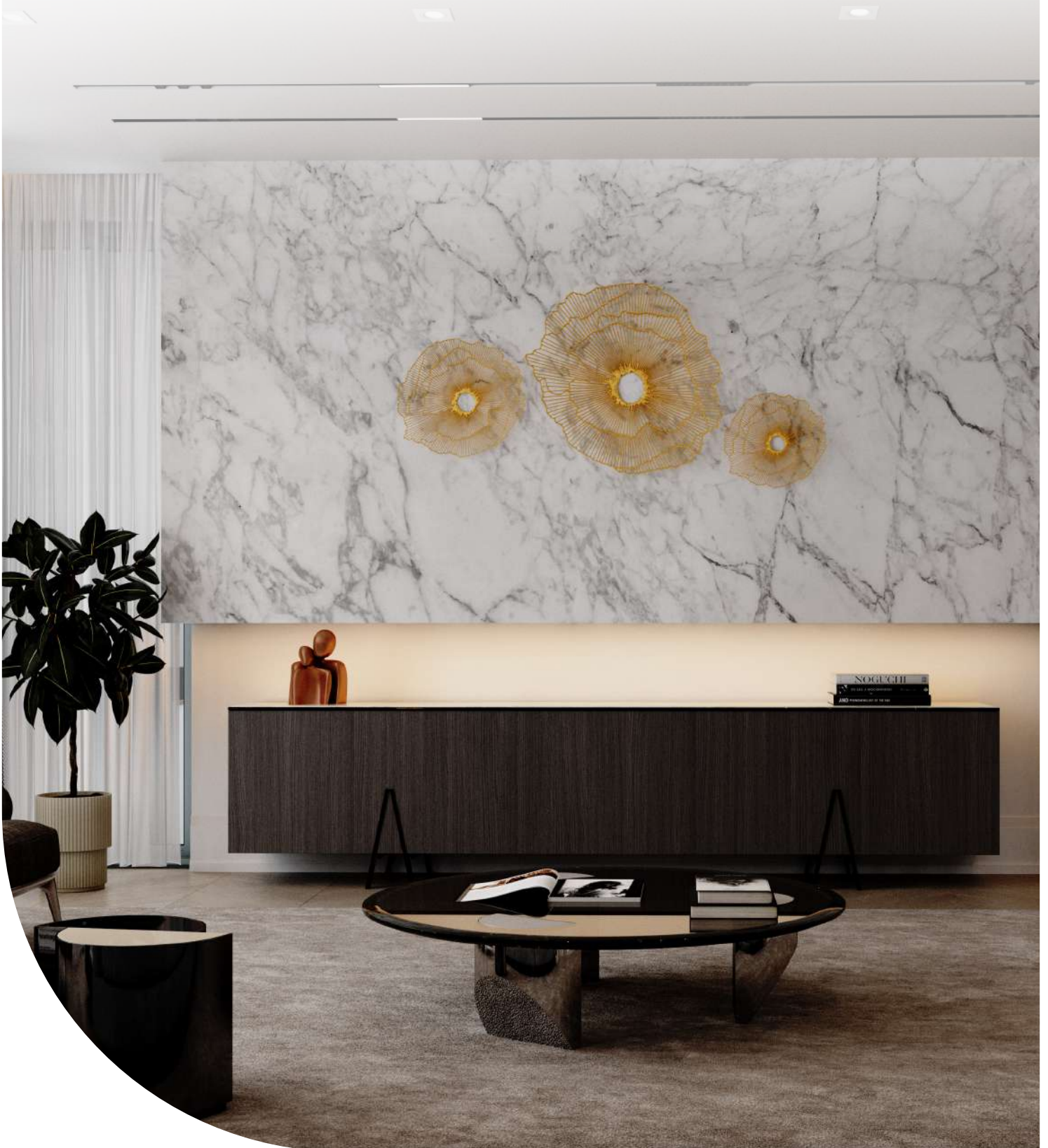
## PROPOSED BASEMENT



## EXISTING BASEMENT



# ELEVEN FEET UP, NOTHING BLOCKING THE VIEW



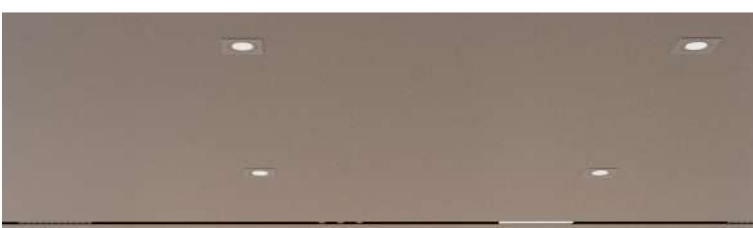


## LIVING ROOM

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You walk in and the room doesn't rush you. Eleven-foot ceilings, marble floors that catch the light, and windows that frame the golf course like a painting that changes with the seasons. There is enough space to host thirty people and still feel intimate. The kind of living room that makes you want to stay dressed up a little longer - because the room deserves it.

- 11-Ft Ceilings
- Marble Floors Throughout
- Designer Lighting
- Elegant Fireplace
- Custom Chandelier



# THE KITCHEN THAT SETS THE TONE FOR THE WHOLE HOUSE





## THE KITCHEN AND DINING ROOM

You walk in and stop. The marble island stretches in front of you, floor to ceiling cabinetry on every wall, and a statement chandelier that makes you look up before you look around. This is not a kitchen you rush through. Custom hood, marble backsplash, and appliances that disappear into the design.

- Marble Island & Backsplash
- Floor-to-Ceiling Custom Cabinetry
- Statement Crystal Chandelier
- Custom Integrated Hood
- Premium Built-In Appliances



# A PRIVATE WORLD AT THE TOP OF THE HILL





## PRIMARY SUITE

You close the door and everything slows down. Warm oak panels wrap the walls, designer pendants cast a soft glow, and the bed sits at the center like it was always meant to be there. Through the next door, a freestanding soaker tub waits in a bathroom that feels more like a spa than a room. This is not just where you sleep. This is where the day finally lets go.

- Full-Height Oak Wall Paneling
- Stone Feature Wall with Integrated Lighting
- Marble Ensuite Bathroom
- Custom Vanity with Statement Mirror
- Walk-In Closet

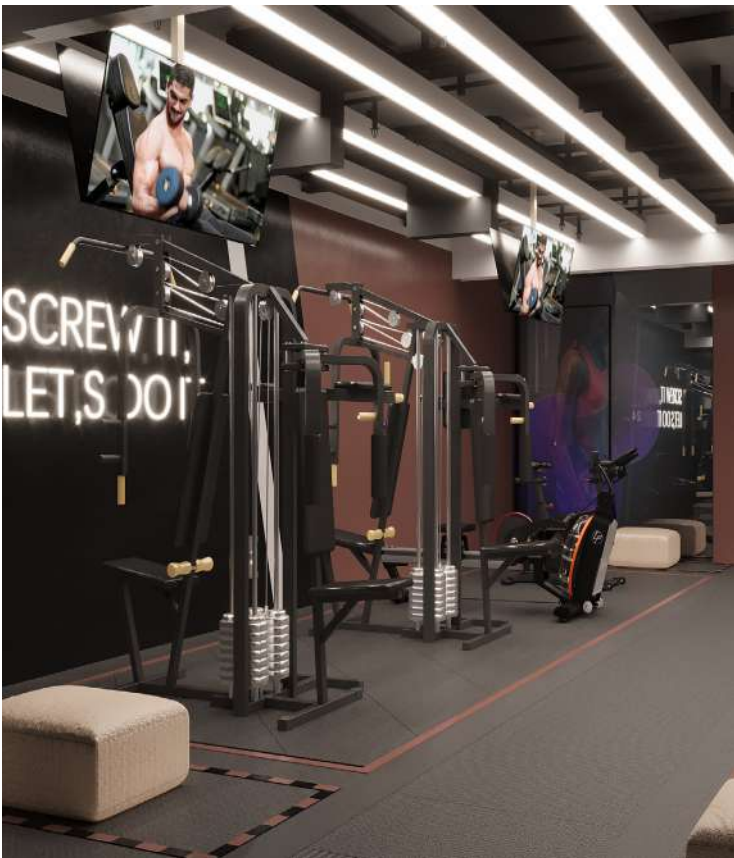




## AMENITIES

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Indoor or Outdoor Pool | Home Theatre | Glass-Enclosed Gym | Wine Cellar | Sauna & Spa  
Nanny or Guest Suite | Staff Quarters | Smart Home Automation | BBQ & Lounge Area



# 23 BAYVIEW RIDGE



*Good* Delivering What Matters!  
*Agent..!*

23 BAYVIEW RIDGE

*Schedule to viewing today!*

Presented by:

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