

Welcome to

91

**DONWOODS
DRIVE**

Rare ravine-backed estate lot in prestigious Hogg's Hollow, backing directly onto Rosedale Golf Club, with approved permits and major construction already completed for an approximately 7,500 sq.ft. custom luxury residence.

 **GOOD AGENT**

BRIDLE PATH & HOGG'S HOLLOW

Hoggs Hollow is a picturesque neighborhood in North York, Toronto, known for its historical significance and charming residences. Nestled between the scenic ravines of the Don River, it features a mix of architectural styles and expansive lots. The area boasts lush greenery, parks, and trails, ideal for outdoor activities, along with reputable schools that attract families. With a selection of boutique shops, cafes, and restaurants, residents enjoy local amenities, as well as convenient access to major roadways and public transit. Community spirit thrives with engaged residents and cultural diversity, making Hoggs Hollow a desirable place to live in Toronto.



Significant groundwork and structural preparation have been completed, including excavation, shoring, drainage systems, foundation, and core structural works.



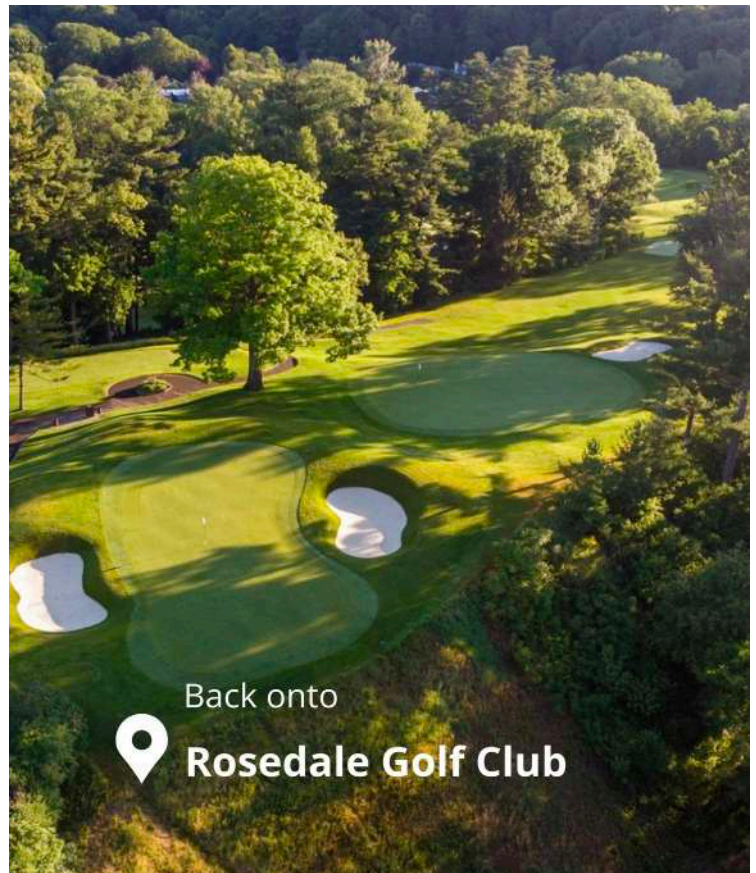


Discover Hogg's Hollow, where luxury living meets natural serenity. Tucked away on a private no-exit street and backing directly onto the Rosedale Golf Club, this rare offering sits among Toronto's most prestigious estates. With approved permits and major construction already completed for an approximately 7,500 sq.ft. custom residence, this is a truly exceptional opportunity to build a landmark home in one of the city's most exclusive enclaves.

FROM VISION TO REALITY Hogg's Hollow's Rarest Opportunity

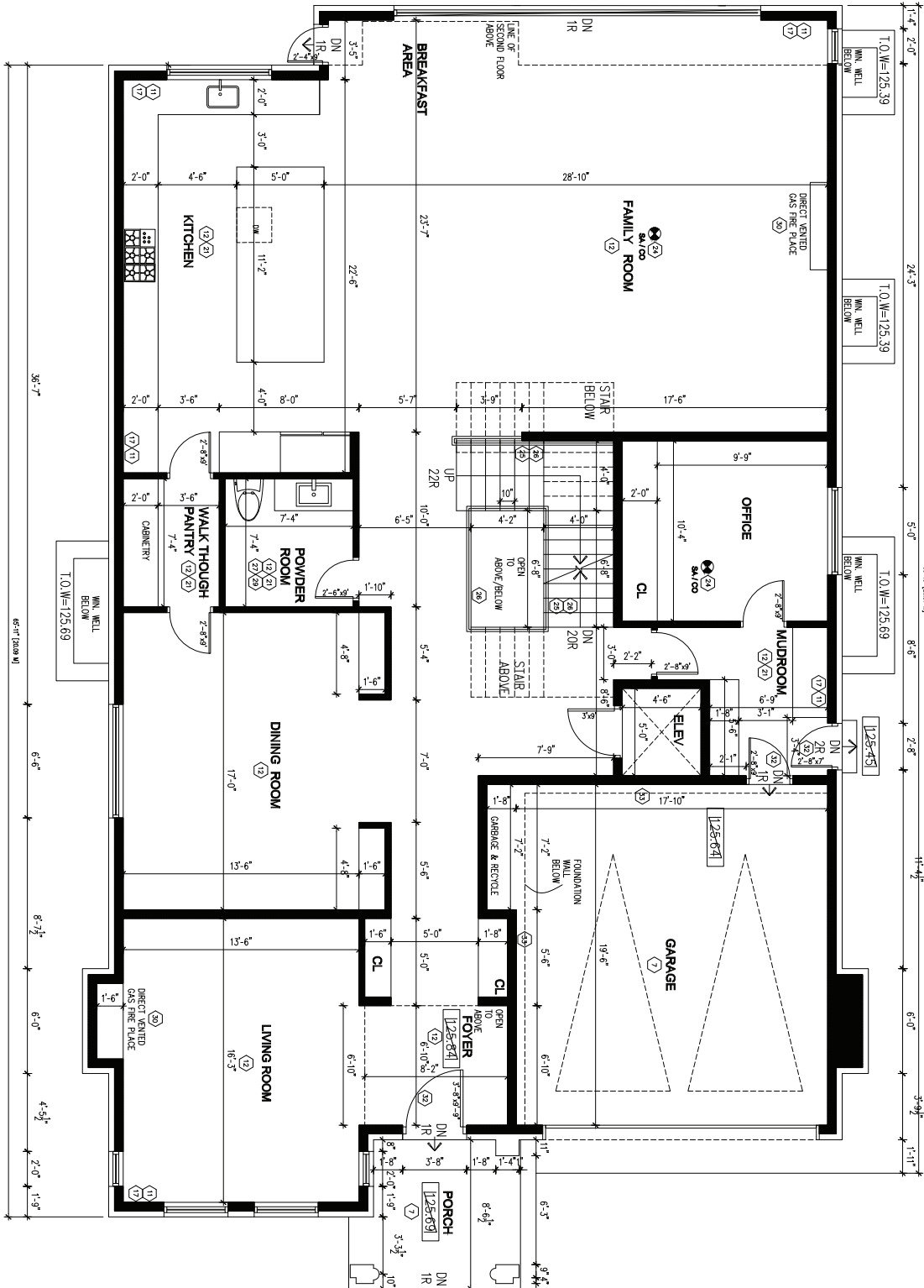
OVERVIEW:

- 51 x 168 ft tableland estate lot
- Approx. 7,507 sq ft custom luxury residence
- Approx. 4,800 sq ft above grade
- Fully designed multi-level luxury home
- Backing directly onto Rosedale Golf Club
- Private no-exit street in Hogg's Hollow
- Excavation, shoring & foundation completed
- Approved permits in place for construction
- Designed with private elevator, gym, theatre, sauna & more



FLOOR PLAN

MAIN FLOOR





LIVING ROOM

Bathed in natural light from expansive floor-to-ceiling windows, this remarkable living space captures tranquil ravine and golf course vistas. Dramatic 12-foot ceilings create a grand sense of scale, complemented by custom millwork, rich hardwood floors, and an elegant statement fireplace. A perfect balance of comfort and sophistication—designed for unforgettable everyday living.







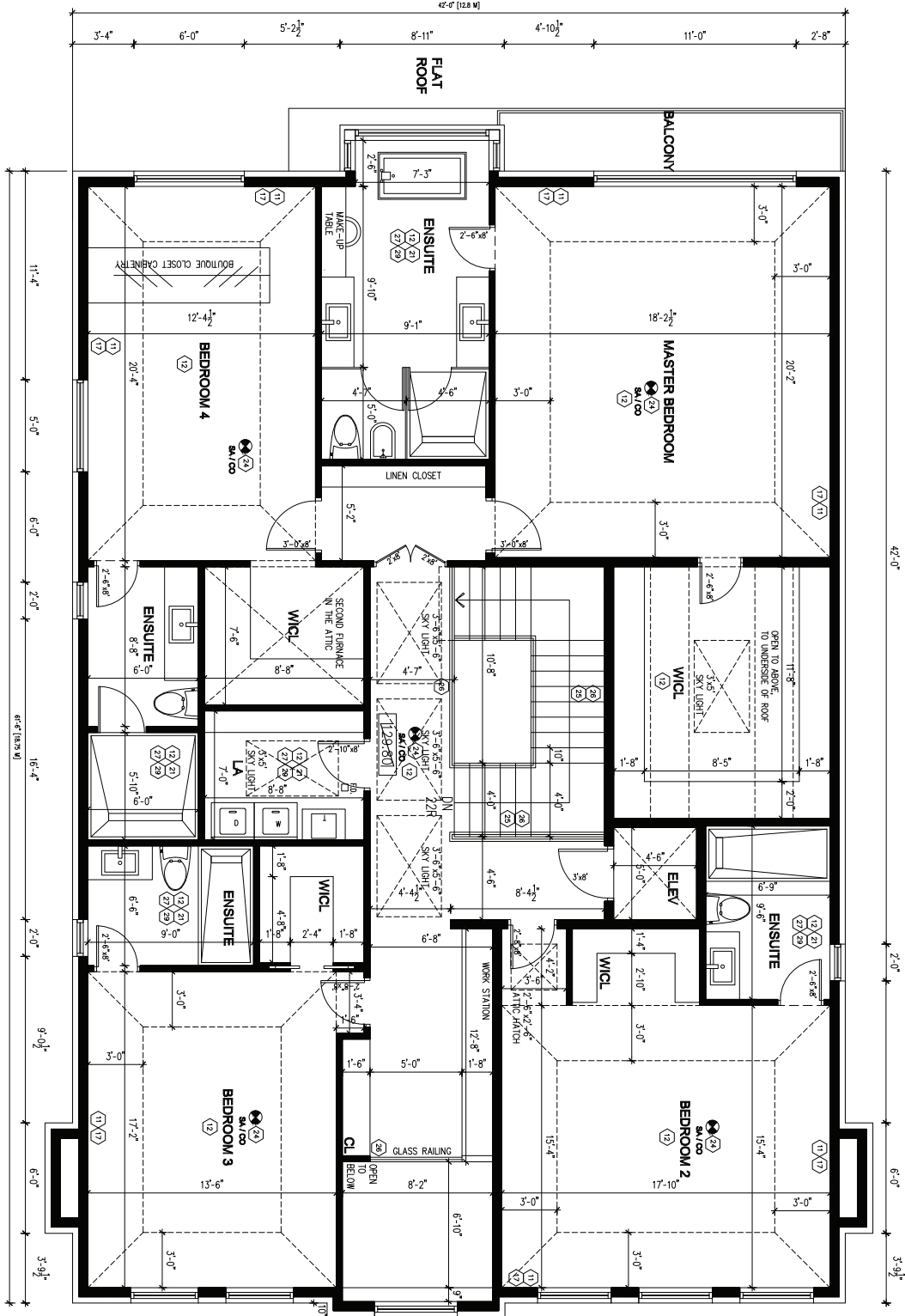
THE KITCHEN

A chef-inspired kitchen within a fully custom 7,500 sq.ft. luxury residence, filled with natural light and designed with bespoke cabinetry, designer-grade appliances, and elegant stone finishes. The oversized island anchors the space, ideal for gathering, entertaining, and everyday living, seamlessly connecting to the main living areas and outdoor terrace. A perfect blend of function, design, and elevated luxury living.



FLOOR PLAN

SECOND FLOOR



PRIMARY SUITE

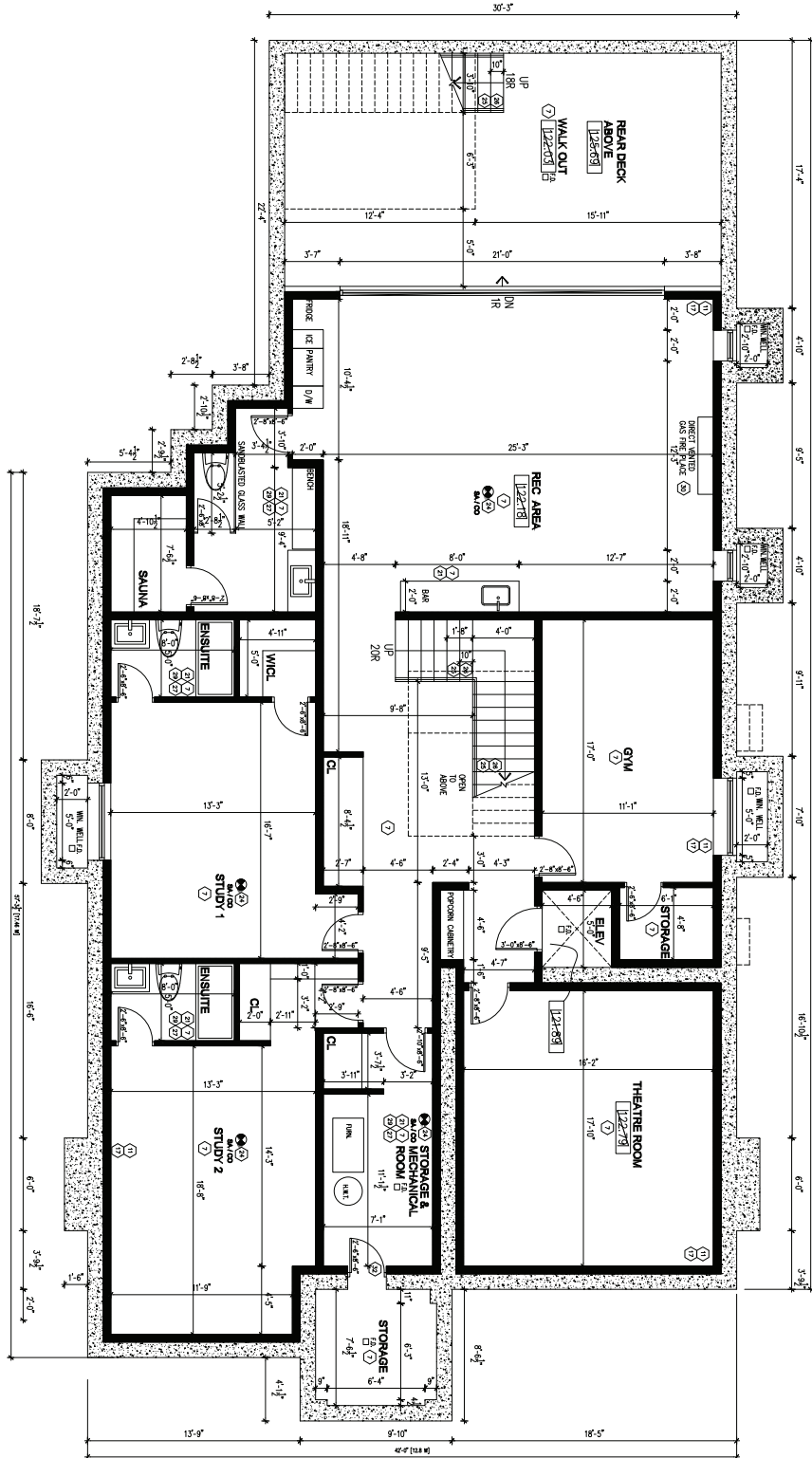
A private retreat within a fully custom 7,500 sq.ft. luxury residence, offering serenity, space, and refined elegance. Framed by tranquil ravine and golf course views, the suite features soaring 11-foot ceilings and expansive windows that fill the space with natural light. A boutique-inspired walk-in closet and spa-like atmosphere create the perfect balance of comfort and sophistication, designed for elevated everyday living.





FLOOR PLAN

BASEMENT



BASEMENT

A fully designed lower level within this custom 7,500 sq.ft. luxury residence, created for elevated living and entertainment. Featuring soaring 11-foot ceilings and expansive open spaces, this level is thoughtfully planned with a gym, sauna, theatre room, game room, nanny suite, and refined lounge areas.





WHY 91 DONWOODS DR?

One of the most valuable advantages of 91 Donwoods Drive is that major excavation, foundation, shoring, drainage, and structural preparation have already been completed. In a neighborhood where luxury development timelines can take years, this property offers a rare opportunity to significantly accelerate the path toward completion.

Prestigious Golf Course Setting:

Positioned on a private no-exit street in the heart of Hogg's Hollow, this remarkable 51 x 168 ft tableland lot backs directly onto the prestigious Rosedale Golf Club. Surrounded by mature trees and luxury estates, the setting offers exceptional privacy, tranquility, and long-term prestige.

Architecturally Designed Luxury Residence:

Approved plans have been thoughtfully designed for an extraordinary custom residence featuring approx. 7,507 sq ft of total living space, soaring 12-foot ceilings, expansive windows, and elevated lifestyle amenities designed for modern luxury living.

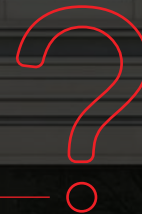
FOR END-USERS

91 Donwoods Drive represents the perfect canvas for an extraordinary family estate, offering five defining elements of luxury living:

- Privacy for Life
- Prime Architectural Vision
- Prestigious Hogg's Hollow Setting
- Exceptional Lot Configuration
- Significant Development Progress Already Completed

WHY THIS PROJECT

Very few opportunities in Toronto luxury real estate offer this combination of location, scale, privacy, and development advancement. With major structural stages already completed, the future owner can move directly into personalizing and completing the final vision — dramatically reducing development timelines in one of Toronto's most exclusive neighborhoods.





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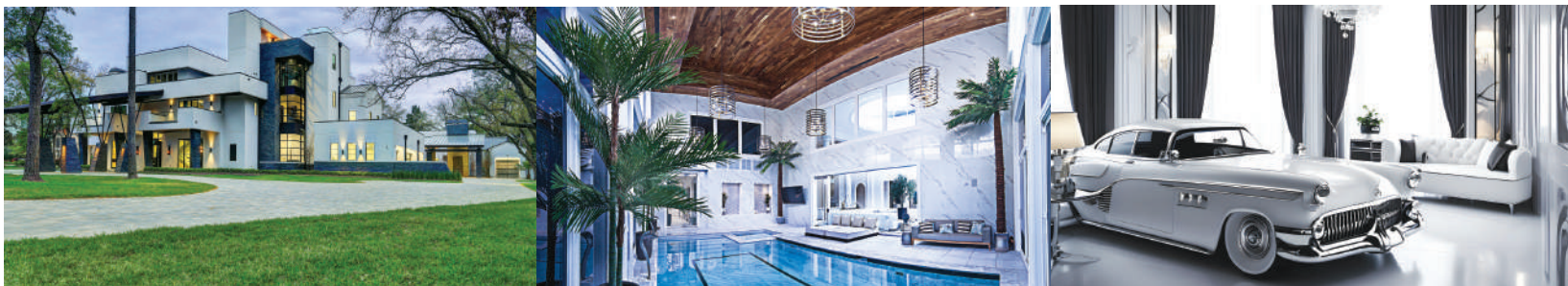
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91 DONWOODS DRIVE

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