



91 Donwoods Dr
Toronto Ontario M4N 2G7
 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto
Taxes: \$13,485/2025 **SPIS:** No **Last Status:** NEW
DOM: 0

Detached **Front On:** S **Rms:** 0
Link: N **Acre:** **Bedrooms:** 0
 Other 51.13 x 167.83 Feet **Washrooms:** 0
Irreg:
Dir/Cross St: Yonge and Donwoods
Directions: HOGG'S HOLLOW

MLS#: C13155596 **Sellers:** EUDEMISHLIAN, KAREN **Contact After Exp:** No
Holdover: 90 **Possession:** Flexible **Occup:** Vacant
Date: 06/01/2026
PIN#: 103560180 **ARN#:** 190808143013300
Additional PIN#:
Legal: LOT 37 PLAN 2405 ; NORTH YORK , CITY OF TORONTO

Kitchens: 0	Exterior: Other	Zoning:
Fam Rm: N	Drive:	Cable TV:
Basement: None	Gar/Gar Pk Spcs: None / 0	Hydro:
Fireplace/Stv: N	Drive Pk Spcs: 0	Gas:
Heat: Other / Other	Tot Pk Spcs: 0	Phone:
A/C: Other	UFFI:	Water: Municipal
Central Vac: No	Pool: None	Water Supply Type:
Apx Age:	Energy Cert:	Sewer: Sewers
Apx Sqft: 5000+	Cert Level:	Spec Desig: Unknown
Assessment: 2025	GreenPIS:	Farm/Agr:
POTL:	Prop Feat:	Retirement:
Elevator/Lift:	HST Applicable to: Included In	Oth Struct:
Garage: No	Sale Price:	Lot Size Source: MPAC
Laundry Lev:	Interior Feat: None	Survey Type: Unknown
Phys Hdcp-Eqp:	Roof: Unknown	
	Foundation: Concrete	

#	Room	Level	Length (ft)	Width (ft)	Description
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Client Remks: Do you want to spend the next 3 years building a new home in Hoggs Hollow... or would you rather move into your dream home by Spring 2027? Welcome to 91 Donwoods Drive, an extraordinary opportunity in the heart of prestigious Hogg's Hollow, one of Toronto's most exclusive neighbourhoods (Bridle Path). Set on a magnificent 51.13 x 167.5 ft lot backing onto the Rosedale Golf Club, this property offers a level of privacy and tranquility almost impossible to find in the city. The property comes with approved permits for an approximately 7,500 sq.ft. custom luxury residence. Demolition, excavation, shoring, foundation, and main level subfloor are already complete - with architecture, interior design, floor plans, and renderings all finalized. The home is ready for framing, making it possible to complete a spectacular custom estate in less than a year. The future residence features four bedrooms each with a private ensuite and walk-in closet, 12+ ft ceilings on the main floor, ~11 ft ceilings on the second and lower levels, a pool and hot tub, private elevator, gym, sauna, theatre room, game room, nanny suite, and a grand family room opening onto a private deck overlooking the ravine-like backyard. There is also an option to continue with the current builder, Michal Cerny, Ambassador Fine Custom Homes, award-winning for Best Custom Home in Canada and Best Custom Home in the GTA. Opportunities like this almost never come to market in Hogg's Hollow. 91 Donwoods Drive is more than a property, it is the foundation for a future landmark home.

Extras:
Inclusions:
Exclusions:
Rental Items:
Showing Requirements: Lockbox
Brkage Remks: Please do not go to the job site without getting permission from the listing agent. Also, confirm the showing appointment if you would like to visit the job site. Please Attach Schedule "B" & Form 801 To All Offers. Offers to meradsafaiian@gmail.com

Lot Size Area: SquareFeet	Sqft Below Grade Finished:
Sqft Other:	Sqft Below Grade Source:
Sqft Total Unfinished:	Sqft Above Grade Finished: 7500
	Sqft Above Grade Source: Estimated

THE AGENCY Ph: 416-847-5288 **Fax:**
 31 Scarsdale Rd. Unit 6 Toronto M3B1J8
MERAD SAFAEIAN, Broker 416-837-0311
Contract Date: 05/21/2026 **Condition:** **Ad:** No
Expiry Date: 08/31/2026 **Cond Expiry:** **Escape:**

Last Update: 05/21/2026

CB Comm: 2.5% plus HST

Original: \$3,888,000