



**8 Frivick Crt**  
**Toronto Ontario M2M 3P6**  
 Toronto C14 Newtonbrook East Toronto  
**Taxes:** \$24,025/2025 **SPIS:** No **Last Status:** NEW  
**DOM: 0**

Detached **Front On:** W **Rms:** 12 + 3  
**Link:** N **Acres:** 41.17 x 124.92 Feet **Bedrooms:** 4 + 2  
 2-Storey **Irreg:** **Washrooms:** 4  
 1x2xMain, 1x5x2nd, 1x4x2nd, 1x4xBsmt

**Dir/Cross St:** Newton Dr & Bayview Ave  
**Directions:** Newton Dr & Bayview Ave

**MLS#:** C13156170 **Sellers:** Ali Osman Ruzgar **Contact After Exp:** No  
**Holdover:** 90 **Possession:** Flexible **Rmrks:** TBD **Occup:** Tenant  
**PIN#:** 100250056 **ARN#:** 190809441002100  
**Additional PIN#:**  
**Legal:** PARCEL 78-1, SECTION M911 LOT 78, PLAN 66M911, SUBJECT TO EASEMENT IN FAVOUR OF THE BELL TELEPHONE COMPANY OF CANADA AS IN A83456 TWP OF YORK/NORTH YORK, CITY OF TORONTO

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished with Walk-Out / Walk-Out <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> No <b>Apx Age:</b> <b>Apx Sqft:</b> 3500-5000 <b>Assessment:</b> <b>POTL:</b> <b>Elevator/Lift:</b> Yes <b>Garage:</b> Yes <b>Laundry Lev:</b> <b>Phys Hdcp-Eqp:</b>	<b>Exterior:</b> Brick / Stone <b>Drive:</b> Private <b>Gar/Gar Pk Spcs:</b> Attached / 3 <b>Drive Pk Spcs:</b> 3 <b>Tot Pk Spcs:</b> 6 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Family Room, Fireplace/Stove <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Interior Feat:</b> Auto Garage Door Remote <b>Roof:</b> Other <b>Foundation:</b> Other	<b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Municipal <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Retirement:</b> <b>Oth Struct:</b> <b>Survey Type:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	9.84	x 15.42	Skylight	Pot Lights	Double Closet
2	Living	Main	19.36	x 15.09	Combined W/Dining	Gas Fireplace	Pot Lights
3	Dining	Main	19.36	x 15.09	Hardwood Floor	Picture Window	Pot Lights
4	Kitchen	Main	18.37	x 21.65	Centre Island	Breakfast Area	Hardwood Floor
5	Family	Main	17.06	x 24.61	Dropped Ceiling	Gas Fireplace	W/O To Deck
6	Study	Main	12.8	x 13.12	Hardwood Floor	W/O To Deck	B/I Bookcase
7	Prim Bdrm	2nd	19.36	x 18.37	W/I Closet	Electric Fireplace	7 Pc Ensuite
8	2nd Br	2nd	17.39	x 12.14	Vaulted Ceiling	Hardwood Floor	4 Pc Ensuite
9	3rd Br	2nd	13.45	x 12.47	Hardwood Floor	4 Pc Ensuite	Hardwood Floor
10	4th Br	2nd	17.72	x 11.15	Hardwood Floor	W/O To Balcony	Panelled
11	5th Br	2nd	17.72	x 11.15	Vaulted Ceiling	Hardwood Floor	W/I Closet
12	Rec	Bsmt	16.4	x 37.4	Porcelain Floor	Wet Bar	W/O To Yard

**Client Remks:** A stunning contemporary custom home in the heart of Newtonbrook, set on a 42 x 125 lot with over 5,000 sq ft of refined living space and a 3-car garage. Designed with both function and luxury in mind, the home features a chef-inspired kitchen, extensive natural stone and marble finishes, and seamless principal living areas ideal for entertaining. Upstairs, the primary suite offers a spa-like 5-piece ensuite, while a second-floor den adds flexible living space. A main floor office with backyard access, private elevator, and a fully finished lower level with radiant heated floors elevate everyday convenience and comfort. A rare opportunity to own a thoughtfully designed luxury residence in one of Newtonbrook's most desirable pockets.

**Extras:**  
**Inclusions:** Sub-Zero Fridge, Wolf Oven, Wolf Microwave, Wolf Gas Stove, Asko Dishwasher, Washer & Dryer, All Elf's, Cvac & Equip.  
**Exclusions:** N/A  
**Rental Items:** N/A  
**Showing Requirements:** List Salesperson  
**Brkage Remks:** 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 meradsafai@gmail.com & kristian.utley@theagencyre.com

<b>Lot Size Area:</b> <b>Sqft Other:</b> <b>Sqft Total Unfinished:</b>	<b>Sqft Below Grade Finished:</b> 1620 <b>Sqft Below Grade Source:</b> Plans <b>Sqft Above Grade Finished:</b> 4880 <b>Sqft Above Grade Source:</b> Plans
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<b>THE AGENCY Ph:</b> 416-847-5288 <b>Fax:</b> 31 Scarsdale Rd. Unit 6 Toronto M3B1J8 <u>KRISTIAN UTLEY, Salesperson</u> 437-448-0180 <u>MERAD SAFAEIAN, Broker</u> 416-837-0311 THE AGENCY		
<b>Contract Date:</b> 05/21/2026	<b>Condition:</b>	<b>Ad:</b> No
<b>Expiry Date:</b> 09/24/2026	<b>Cond Expiry:</b>	<b>Escape:</b>
<b>Last Update:</b> 05/21/2026	<b>CB Comm:</b> 2.5	<b>Original:</b> \$3,899,999