

	<b>7 Gerald St</b> <b>Toronto Ontario M2L 2M4</b> Toronto C12 St. Andrew-Windfields Toronto			<b>List: \$4,799,000 For: Sale</b>	
	<b>SPIS:</b> N <b>Taxes:</b> \$17,153/2024		<b>DOM: 4</b>		
	<b>Detached</b> <b>Link:</b> N 2-Storey		<b>Front On:</b> E <b>Acre:</b>		<b>Rms:</b> 8 + 3 <b>Bedrooms:</b> 4 + 1 <b>Washrooms:</b> 4 1x3xBsmt, 1x4x2nd, 1x3x2nd, 1x2xGround
	<b>Lot:</b> 75 x 200 Feet <b>Irreg:</b> <b>Dir/Cross St:</b> Bayview/Old Colony				
<b>MLS#:</b> C12210304 <b>PIN#:</b> 100920329					
<b>Possession Remarks:</b> tba					
<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Fin W/O / Sep Entrance <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> Y <b>Apx Age:</b> <b>Apx Sqft:</b> 3500-5000 <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> <b>Phys Hdcap-Eqp:</b>		<b>Exterior:</b> Brick <b>Drive:</b> <b>Gar/Gar Spcs:</b> Detached / 2 <b>Drive Park Spcs:</b> 15 <b>Tot Prk Spcs:</b> 17 <b>UFFI:</b> <b>Pool:</b> Abv Grnd <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Arts Centre, Central Vacuum, Clear View, Family Room, Fireplace/Stove, Golf, Hospital, Park, Public Transit		<b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewer:</b> Sewers <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>Oth Struct:</b>	
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>
<b>Client Remks:</b> Welcome to 7 Gerald Street, where the rarest luxuries in real estate-time, location, and opportunity-align to offer something truly exceptional. Located in the heart of prestigious St. Andrew-Windfields, this spectacular, flat 75' x 200 lot (15,000 sq.ft.) isn't just land-it's a permit-ready stage set for architectural greatness. With full approvals already in place to build an awe-inspiring modern residence spanning over 9,900 sq.ft., you can skip the delays and break ground tomorrow. While others wait years for permissions in this highly coveted neighborhood, you'll be one step ahead-building your legacy from day one. This offering is not simply about square footage-it's about lifestyle, vision, and momentum. Tucked among some of Toronto's most luxurious estates, and steps from the city's finest private schools, 7 Gerald offers the unique opportunity to craft a forever home in a setting that reflects sophistication, tranquility, and timeless value. Imagine your mornings starting with espresso on a serene terrace, the sun warming the open- concept interiors of your custom-built dream. Picture hosting elegant dinners in an expansive indoor-outdoor living space designed for both privacy and celebration. Envision your children walking safely to top-ranked schools, weekends spent exploring nearby parks, and daily life surrounded by peace and prestige. In a neighborhood where properties are held for generations, this is a rare opening-a shovel- ready opportunity to bring a bold and refined architectural vision to life. Whether you are an end-user designing your perfect home or a developer seeking a flagship project in one of Toronto's most exclusive enclaves, this is your moment.7 Gerald Street is more than a property. It's a canvas of possibility, a location that elevates, and a home that will inspire for generations.					
<b>Extras:</b>					
<b>Listing Contracted With:</b> THE AGENCY <b>Ph:</b> 416-847-5288					