



# 7 GERALD STREET

A Home That Will Inspire You

GOOD AGENT

Some people buy houses

**HOWEVER**

**Visionaries create estates!**

## **L**ocation

You drive through the tree-lined streets of St. Andrew-Windfields, past million-dollar estates. You turn onto Gerald St and there it is – your 15,000 SQ.FT canvas of possibility.

## **P**ermit-Ready

Approved permits in hand. No waiting. No delays. No bureaucratic nightmares. Just pure potential waiting for your architectural dreams to come alive.

## **L**ifestyle

Morning coffee on your private terrace. Evening entertaining in your 10,000+ SQ.FT sanctuary. Your children walking to Toronto's best schools.

## **I**nvestment

While others wait years for permits in this exclusive neighborhood, you can break ground tomorrow. This is more than buying a property.

# Uniqueness of York Mills

York Mills is an affluent neighborhood in Toronto, celebrated for its rich history and stunning landscapes. Originally the Town of York, it features diverse architectural styles, from classic mansions to modern condominiums, all surrounded by lush greenery. The area boasts beautiful parks, including York Mills Park and St. Andrew's Park, perfect for outdoor activities and family gatherings. Residents enjoy a variety of shopping options, from York Mills Plaza to upscale Bayview Village, along with convenient access to public transit and major roadways. With a vibrant community spirit and a charming atmosphere, York Mills is a highly desirable place to live in Toronto.





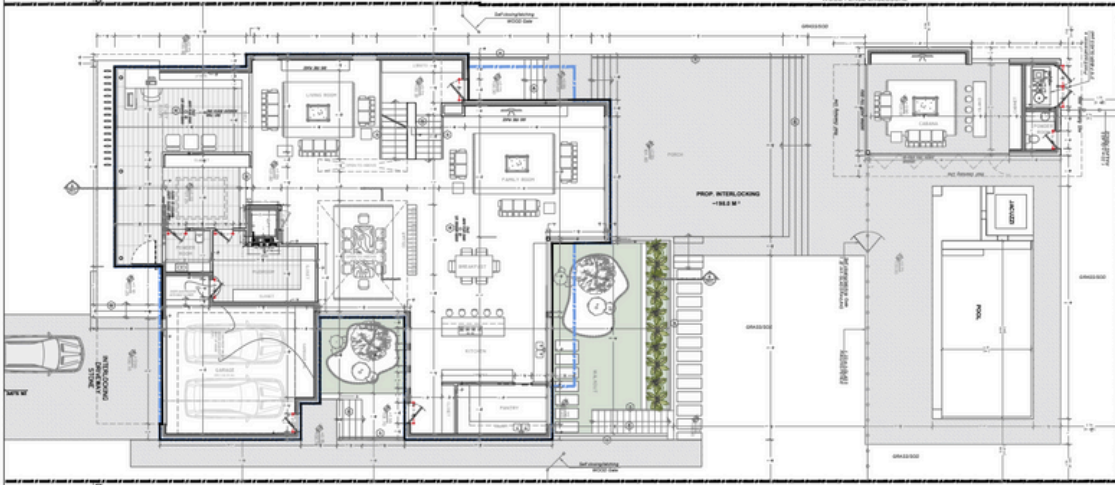
# About The Project

A rare opportunity to build your dream home on a spectacular 15,000 sq.ft lot in St. Andrew-Windfields. This premium building site comes with approved permits, eliminating years of waiting and red tape. What makes this opportunity truly special? The permits are already approved. While others spend years navigating red tape, you can start building your custom masterpiece immediately. We're talking about over 10,000 square feet of modern luxury living space, designed with soaring ceilings and premium finishes throughout. Located steps from Toronto's top private schools and surrounded by multi-million dollar homes, this isn't just a building lot – it's your gateway to an elite lifestyle.

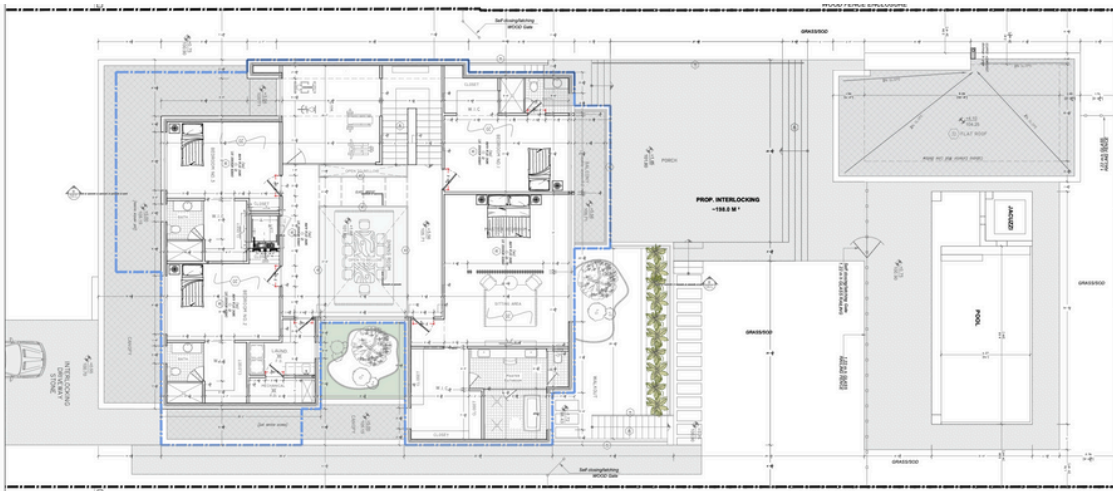
**Property Type: Detached**  
**Building Type: 2-Storey**  
**Lot Size: 75 x 200 feet**  
**Approved Permit For 15,000**  
**Sqft Luxury Living Space**  
**Exposure: East Facing**  
**School Rate: 10/10**  
**North York - St. Andrew-**  
**Windfields**



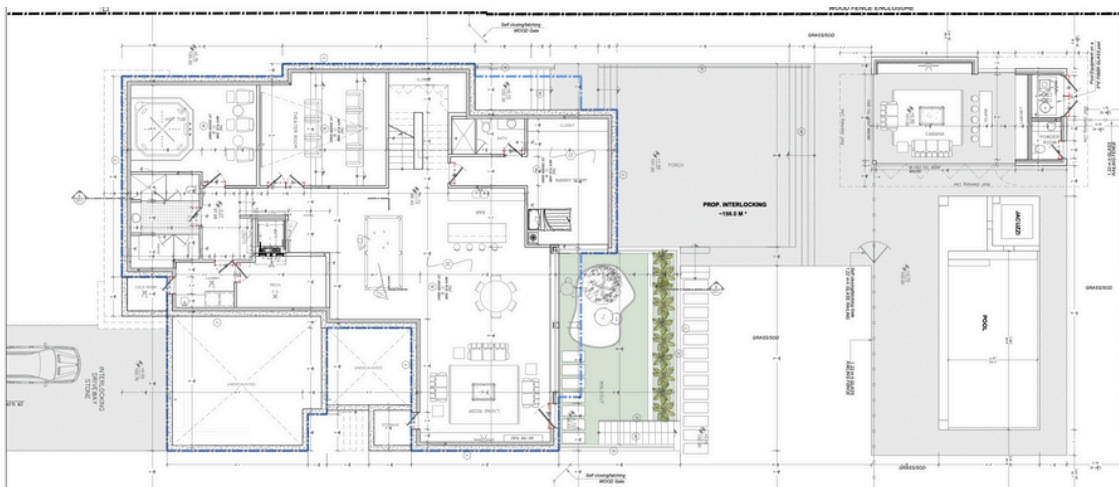
# MAIN FLOOR PLAN



# SECOND FLOOR PLAN



# BASEMENT FLOOR PLAN







# REC AREA



# BACKYARD





# BACKYARD







7 Gerald St

*Merad Sabaian*  
REAL ESTATE BROKER