



<b>23 Bayview Rdge</b> <b>Toronto Ontario M2L 1E3</b> Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto		<b>List: \$10,998,000</b> <b>For: Sale</b>
<b>SPIS:</b> N	<b>Taxes:</b> \$0/2024	<b>DOM:</b> 102
Detached <b>Link:</b> N 2-Storey	<b>Front On:</b> W <b>Acre:</b> .50-1.99	<b>Rms:</b> 16 + 5 <b>Bedrooms:</b> 7 + 2 <b>Washrooms:</b> 11 1x2, 3x3, 6x4, 1x4
<b>Lot:</b> 110.38 x 506.04 Feet <b>Irreg:</b> See Attached Survey, Approx. 1.25Ac <b>Dir/Cross St:</b> Bayview Ave / South Of Arjay Cres		

<b>MLS#:</b> C11997297	<b>PIN#:</b> 105380067
<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> N <b>Apx Age:</b> <b>Apx Sqft:</b> 5000+ <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> Y <b>Laundry Lev:</b> <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Concrete / Stone <b>Drive:</b> Circular <b>Gar/Gar Spcs:</b> Attached / 4 <b>Drive Park Spcs:</b> 18 <b>Tot Prk Spcs:</b> 22 <b>UFFI:</b> No <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Family Room, Fireplace/Stove, Golf, Ravine	<b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> Y <b>Gas:</b> Y <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>
---	--	--

#	Room	Level	Length (ft)	Width (ft)	Description	Gas Fireplace	B/I Shelves
1	Living	Main	23.92	x 17.91	Marble Floor		

<b>Client Remks:</b> Some homes are measured in square footage others by the lifestyle they offer. 23 Bayview Ridge is one of those rare estates that go beyond numbers, delivering a level of luxury and prestige that is truly unmatched. Set on 1.25 acres, (110.38 x 506.04 Feet) this stunning ravine lot offers unobstructed views of a 15-acre golf course, with the city skyline twinkling in the distance. A perfect blend of natural beauty and sophistication, this home is designed for those who appreciate the finer things in life. Spanning 12,000 sq. ft., this architectural masterpiece is built with solid concrete and reinforced zig-zag metal, ensuring both strength and elegance. A grand circular driveway, along with a fourth garage, provides parking for up to 22 vehicles, adding to its impressive presence. Inside, 9 bedrooms and 11 bathrooms offer a refined yet comfortable living experience. Every space is designed with meticulous attention to detail, combining modern style with classic luxury. But the true beauty of this estate lies beyond its wall sits in the lifestyle it offers. Peaceful golf course views, breathtaking sunsets, and the serenity of a private retreat, all within minutes of the city's best amenities.23 Bayview Ridge is more than a home; its a rare opportunity to own a piece of Toronto's finest real estate. Newly redesigned and ready for your personal touch, this estate is waiting to become your dream home.							
<b>Extras:</b>							
<b>Listing Contracted With:</b> <u>THE AGENCY</u> <b>Ph:</b> 416-847-5288							