



<b>158 Gordon Rd</b> <b>Toronto Ontario M2P 1E8</b> Toronto C12 St. Andrew-Windfields Toronto <b>SPIS:</b> N <b>Taxes:</b> \$13,519/2024 <b>DOM: 31</b>		
Detached <b>Link:</b> N Bungalow	<b>Front On:</b> N <b>Acre:</b>	<b>Rms:</b> 12 <b>Bedrooms:</b> 4 + 1 <b>Washrooms:</b> 6 3x4x2nd, 1x2xMain, 1x4xBsmt, 1x3xBsmt
<b>Lot:</b> 60 x 181.5 Feet <b>Irreg:</b> <b>Dir/Cross St:</b> Fenn Ave & Gordon Rd		

<b>MLS#:</b> C12145213 <b>PIN#:</b> 100990107
<b>Possession Remarks:</b> TBA

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished <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> 2000-2500 <b>Assessment:</b> 2024 <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> Y <b>Laundry Lev:</b> Upper <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Other <b>Drive:</b> Pvt Double <b>Gar/Gar Spcs:</b> Built-In / 2 <b>Drive Park Spcs:</b> 6 <b>Tot Prk Spcs:</b> 8 <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>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>
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#	Room	Level	Length (ft)	Width (ft)	Description
<b>Client Remks:</b> Welcome to 158 Gordon Rd, nestled in the prestigious York Mills neighborhood. Approved building permit ready property allows for a luxurious 6,000+ sq. ft. above grade. This exceptional 60 x 181 foot lot presents a rare opportunity in one of North York's most coveted enclaves. This property offers endless possibilities to renovate, customize, or build your dream home. Surrounded by luxury custom builds, this address combines tranquility with convenience - minutes from top-rated schools, premium shopping and excellent transit options. The property includes a built-in 2-car garage, lush deep backyard, and is positioned near renowned institutions like the Cricket and Granite Clubs. This opportunity to create your forever home in this established, elite community is increasingly rare. Join the distinguished St. Andrews neighborhood with this canvas of possibility.					
<b>Extras:</b>					

<b>Listing Contracted With:</b> THE AGENCY <b>Ph:</b> 416-847-5288
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