



14 Brookfield Rd Toronto Ontario M2P 1A9 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto SPIS: N Taxes: \$10,744/2024 DOM: 51	
Detached Link: N Bungalow	Front On: N Acre: Rms: 6 Bedrooms: 3 Washrooms: 1 1x4xMain
Lot: 58 x 282.87 Feet Irreg: Irregular as per survey Dir/Cross St: Old Yonge St & York Mills Rd	

MLS#: C12098188 PIN#: 105370174
Possession Remarks: TBD

Kitchens: 1 Fam Rm: N Basement: Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: None Central Vac: N Apx Age: Apx Sqft: 3500-5000 Assessment: POTL: POTL Mo Fee: Elevator/Lift: N Laundry Lev: Phys Hdcap-Eqp:	Exterior: Brick Drive: Private Gar/Gar Spcs: None / 0 Drive Park Spcs: 3 Tot Prk Spcs: 3 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fireplace/Stove	Zoning: Residential Cable TV: Y Hydro: Y Gas: Y Phone: A Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:
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#	Room	Level	Length (ft)	Width (ft)	Description
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Client Remks: 58 x 282-foot ravine-like lot with approved building permit unlocks boundless potential to construct a luxurious 4,000 sq. ft. custom residence nestled in the prestigious & enclave of Hoggs Hollow, this rare gem boasts a connecting two of Toronto's most sought-after streets: Old Yonge Street and Brookfield Road. Privacy and Prestige blend seamlessly with natures beauty, creating a serene retreat that feels like an escape while being just steps from the city's finest conveniences. Imagine waking up to the sound of birdsong, breathing in the freshness of the ravine, and stepping into a home designed for ultimate ease and connection. Whether you're a nature lover or a city enthusiast, this property offers the best of both worlds. Opportunities like this are rare. Don't miss the chance to create your masterpiece in one of Toronto's most exclusive neighborhoods.

Extras:
Listing Contracted With: THE AGENCY Ph: 416-847-5288