





16 Fifeshire Rd		List: \$8,488,000 For: Sale
Toronto Ontario M2L 2G5		
Toronto C12 St. Andrew-Windfields Toronto		
SPIS: N	Taxes: \$21,540.60/2023	DOM: 193
Detached	Front On: S	Rms: 10 + 4
Link: N	Acre:	Bedrooms: 4 + 3
Bungalow		Washrooms: 8
		1x8xMain, 3x4xMain, 2x6xMain, 2x2xBsmt
Lot: 114.25 x 284.83 Feet Irreg: 114.32 ft x 258.54 x 100.12 ft x 317 ft		
Dir/Cross St: York Mills/Bayview		

MLS#: C9049847	PIN#: 100990146
Possession Remarks: TBA	

Kitchens: 1 + 1	Exterior: Stone / Stucco/Plaster	Zoning:
Fam Rm: Y	Drive: Private	Cable TV:
Basement: Fin W/O	Gar/Gar Spcs: Attached / 2	Hydro:
Fireplace/Stv: Y	Drive Park Spcs: 8	Gas:
Heat: Forced Air / Gas	Tot Prk Spcs: 10	Phone:
A/C: Central Air	UFFI:	Water: Municipal
Central Vac:	Pool: None	Water Supply:
Apx Age:	Energy Cert:	Sewer: Sewers
Apx Sqft:	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Agr:
POTL:	Prop Feat:	Waterfront:
POTL Mo Fee:	Family Room, Fireplace/Stove, Golf, Park,	Retirement:
Elevator/Lift:	Public Transit, Ravine, School	Oth Struct:
Laundry Lev:		
Phys Hdcap-Eqp:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.75	x 14.44	Gas Fireplace	Hardwood Floor	Halogen Lighting
2	Dining	Main	15.26	x 15.03	Hardwood Floor	Coffered Ceiling	O/Looks Ravine
3	Kitchen	Main	23.75	x 21.46	B/I Appliances	W/O To Deck	Centre Island
4	Family	Main	23.29	x 13.45	Fireplace	B/I Bookcase	Hardwood Floor
5	Prim Bdrm	Main	19.36	x 16.99	7 Pc Ensuite	Gas Fireplace	W/I Closet
6	2nd Br	Main	19.69	x 10.63	Beamed	Hardwood Floor	B/I Bookcase
7	3rd Br	Main	14.83	x 11.06	Ceiling Fan	W/I Closet	Hardwood Floor
8	4th Br	Main	17.88	x 13.12	W/I Closet	Hardwood Floor	4 Pc Ensuite
9	Rec	Lower	45.28	x 17.72	Gas Fireplace	W/O To Patio	Laminate

Client Remks: This fully upgraded three-quarters acres of Southern Ravine estate nestled on lush lands, offers 4+3 bedrooms and 8 bathrooms, promising luxury and tranquility. Nestled on a sprawling 114ft x 284 ft lot, this custom-designed bungalow greets you with a grand 15 ft ceiling in the entryway, setting a tone of elegance and grandeur. Step inside to discover a home crafted for both intimate family moments and lavish entertaining. The gourmet eat-in kitchen is a chef's dream, featuring a huge central island, top-of-the-line built-in Wolf & Thermador appliances, solid wood cabinetry, and sleek granite countertops. The primary suite is your personal retreat, featuring crafted round windows that flood the space with natural light, a cozy fireplace, a spacious walk-in closet, and an opulent 8-piece ensuite with a soothing sauna. Outside, an oversized backyard offers a lush, private sanctuary, backing onto acres of conservation land. It's the perfect spot to take advantage of for any sport or entertaining amenities, morning coffee or evening gatherings, effortlessly blending relaxation and entertainment. This property is perfect for someone who appreciates a blend of modern amenities and classic design, with a special love for sprawling land and lush greenery. Located on Million Dollar Row in the Bayview-York Mills' finest neighborhood, it offers the best of both worlds.							
Extras: HW,L/Stone,Cac,Cvac,Alarm,Sprinklers,Draperies,B/I Stereo,Leaded Skylight,Sauna,Custom B/I,4 Gas FP, Wet Bar,Thermador Fridge,Wolf Wall/O & MW & Wolf Cooktop.Brand New IPE Deck.I/L Patio.Vanities, Faucets, Toilets From Gingers (Elte)							
Listing Contracted With: THE AGENCY Ph: 416-847-5288							