



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
2	Dining	Main	15.26	x 15.03	Hardwood Floor
3	Kitchen	Main	23.75	x 21.46	B/I Appliances
4	Family	Main	23.29	x 13.45	Fireplace
5	Prim Bdrm	Main	19.36	x 16.99	7 Pc Ensuite
6	2nd Br	Main	19.69	x 10.63	Beamed
7	3rd Br	Main	14.83	x 11.06	Ceiling Fan
8	4th Br	Main	17.88	x 13.12	W/I Closet
9	Rec	Lower	45.28	x 17.72	Gas Fireplace

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 Fride,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