



92 Citation Dr
Toronto Ontario M2K 1T1
 Toronto C15 Bayview Village Toronto
Taxes: \$14,613/2024 **SPIS:** N **Last Status:** NEW
DOM: 7

Detached **Front On:** N
Link: N **Acre:**
 2-Storey 60 x 124 Feet
Irreg:
Dir/Cross St: Bayview/Sheppard
Directions: Bayview/Sheppard

Rms: 10 + 3
Bedrooms: 5 + 1
Washrooms: 5
 1x5, 1x4, 2x3, 1x2

MLS#: C12409735 **Sellers:** Mehran Khayeri **Contact After Exp:** N
Holdover: 90 **Possession:** Flexible **Rmrks:** TBA **Occup:** Owner
PIN#: 100620312 **ARN#:** 190811323001300
Additional PIN#:
Legal: PARCEL 64-1, SECTION M676 LOT 64, PLAN 66M676, PLAN BA-1614 A PLAN UNDER 60 THE BOUNDARIES ACT REGISTERED AS PLAN D-611 CONFIRMS PART (OR ALL) OF THE BOUNDARIES OF THIS LAND. SEE A-817837. SUBJECT TO LT585458TWP OF YORK/NORTH YORK , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 3500-5000 Assessment: 2024 POTL: Elevator/Lift: Garage: Y Laundry Lev: Phys Hdcp-Eqp:	Exterior: Brick Drive: Private Gar/Gar Pk Spcs: Attached / 2 Drive Pk Spcs: 4 Tot Pk Spcs: 6 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Place Of Worship, Public Transit HST Applicable to Included In Sale Price: Interior Feat: Auto Garage Door Remote,Built-In Oven Roof: Shingles Foundation: Concrete	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Retirement: Oth Struct: Lot Size Source: MPAC Survey Type: Unknown Phased in Tax: \$2,043,000
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	19	x 13.19	Fireplace
2	Dining	Main	19.29	x 10.63	W/O To Yard
3	Kitchen	Main	17.45	x 12.8	
4		Main	12.6	x 11.45	Breakfast Area
5	Family	Main	24.87	x 13.58	
6	5th Br	Main	11.29	x 12.8	
7	Prim Bdrm	2nd	21.98	x 13.12	W/I Closet
8	2nd Br	2nd	16.8	x 15.81	Ensuite Bath
9	3rd Br	2nd	17.06	x 12.17	
10	4th Br	2nd	12.6	x 12.6	
11	Family	Bsmt	24.48	x 23.98	Fireplace
12	Br	Bsmt	12.8	x 9.61	
13	Other	Bsmt	20.64	x 10.93	

Client Remks: Some homes you tour and others you feel. Bayview Village has a way of surprising people its leafy and quiet, yet minutes from everywhere you need to be. On one of its most peaceful streets sits a fully renovated 5+1 bedroom, 5-bathroom home with more than 5,000 sq. ft. of living space. Designed by one of Torontos leading architects, every detail balances style, function, and comfort.Wake up to mornings on the 300+ sq. ft. private balcony off the primary suite, where the city feels miles away. Host evenings around the dining table that flow seamlessly out to the freshly painted deck for summer nights under the trees. With multiple levels, kids and guests have room to spread out, while the finished basement adapts easily to a home theatre, gym, or playroom. Smart details matter, too: two furnaces, two AC units, and a renovation that lets you simply move in and enjoy. Outside your door, you'll find some of Toronto's top schools just minutes away, plus effortless access to highways, transit, and the best the city has to offer.This isnt just a Bayview Village address; its a lifestyle of calm, connection, and possibility.

Extras:
Inclusions: Kitchen Aid Fridge, Dishwasher, Stove, LG Washer & Dryer, Light Fixtures, Blinds

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Exclusions: N/A

Rental Items: Hot Water Tank

Showing Requirements: Lockbox

Brkage Remks: Offers any time. Agent to be present. Please attach Schedule B and allow 24 hours irrevocable. Thank you for showing.
Offers to meradsafaian@gmail.com & kristian.utley@theagencyre.com

Lot Size Area:

Sqft Other:

Sqft Total Unfinished:

Sqft Below Grade Finished: 1626

Sqft Below Grade Source: MPAC

Sqft Above Grade Finished: 3676

Sqft Above Grade Source: MPAC

THE AGENCY Ph: 416-847-5288 **Fax:**

378 Fairlawn Ave Toronto M5M1T8

MERAD SAFAEIAN, Salesperson 416-837-0311

KRISTIAN UTLEY, Salesperson 437-448-0180 THE AGENCY

AL MOUSAVIZADEH, Salesperson 437-688-6887 THE AGENCY, BROKERAGE

Contract Date: 09/17/2025

Expiry Date: 01/13/2026

Last Update: 09/17/2025

Condition:

Appt:

Remove shoes, Small friendly dog (Teddy) may be in the house.
DO NOT LET OUTSIDE

Cond Expiry:

CB Comm: 2.5%

Ad: Y

Escape:

Original: \$2,918,000