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| <b>100 Bayview Rdge</b><br><b>Toronto Ontario M2L 1E6</b><br>Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto<br><b>Taxes:</b> \$0/2025<br><b>DOM:</b> 0 |                                                         | <b>List: \$15,888,888</b><br><b>For: Sale</b><br><b>Last Status: NEW</b>                                                 |
| Detached<br><b>Link:</b> N<br>2-Storey<br><b>Irreg:</b>                                                                                                       | <b>Front On:</b> S<br><b>Acre:</b><br>287.71 x 155 Feet | <b>Rms:</b> 10 + 2<br><b>Bedrooms:</b> 6 + 2<br><b>Washrooms:</b> 13<br>3x2xMain, 1x6x2nd, 2x4x2nd,<br>3x3x2nd, 4x2xBsmt |
| <b>Dir/Cross St:</b> York Mills & Bayview<br><b>Directions:</b> York Mills & Bayview                                                                          |                                                         |                                                                                                                          |

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| <b>MLS#:</b> C12487614                                    | <b>Sellers:</b> Wen Tai Yuan | <b>Contact After Exp:</b> N |
| <b>Holdover:</b> 90                                       | <b>Possession:</b> Other     | <b>Rmrks:</b> TBA           |
| <b>PIN#:</b> 105340077                                    | <b>ARN#:</b> 190808160000500 | <b>Occup:</b> Owner         |
| <b>Additional PIN#:</b><br><b>Legal:</b> Plan 3681 Lot 28 |                              |                             |

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| <b>Kitchens:</b> 2<br><b>Fam Rm:</b> Y<br><b>Basement:</b> Finished / Walk-Up<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> Y<br><b>Apx Age:</b> 0-5<br><b>Apx Sqft:</b> 5000+<br><b>Assessment:</b> 2025<br><b>POTL:</b><br><b>Elevator/Lift:</b> N<br><b>Garage:</b> Y<br><b>Laundry Lev:</b> Upper<br><b>Phys Hdcp-Eqp:</b><br><b>Accessibility</b><br><b>Feat:</b><br>Multiple Entrances, Open Floor Plan, Elevator | <b>Exterior:</b> Stone<br><b>Drive:</b> Private, Inside Entry, Available<br><b>Gar/Gar Pk Spcs:</b> Built-In / 3<br><b>Drive Pk Spcs:</b> 10<br><b>Tot Pk Spcs:</b> 13<br><b>UFFI:</b><br><b>Pool:</b> Outdoor<br><b>Energy Cert:</b><br><b>Cert Level:</b><br><b>GreenPIS:</b><br><b>Prop Feat:</b> Central Vacuum, Family Room, Fireplace/Stove, Golf, Park, Public Transit, School, Wooded/Treed<br><b>HST Applicable to</b> Included In<br><b>Sale Price:</b><br><b>Interior Feat:</b> Air Exchanger, Built-In Oven, Central Vacuum, Guest Accommodations, In-Law Suite, Sauna, Steam Room<br><b>Roof:</b> Slate<br><b>Foundation:</b> Concrete | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Hydro:</b><br><b>Gas:</b><br><b>Phone:</b><br><b>Water:</b> Municipal<br><b>Water Supply Type:</b><br><b>Sewer:</b> Sewers<br><b>Spec Desig:</b> Unknown<br><b>Farm/Agr:</b><br><b>View:</b> Skyline, City, Pool, Trees/Woods<br><b>Retirement:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> Available |
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| #  | Room      | Level | Length (ft) | Width (ft) | Description    |                    |                |
|----|-----------|-------|-------------|------------|----------------|--------------------|----------------|
| 1  | Living    | Main  | 22.31       | x 18.34    | Bay Window     | Fireplace          | Sunken Room    |
| 2  | Dining    | Main  | 33.6        | x 13.09    | Fireplace      | Combined W/Sitting | Hardwood Floor |
| 3  | Kitchen   | Main  | 15.85       | x 12.4     | Eat-In Kitchen | W/O To Patio       | Breakfast Bar  |
| 4  | Library   | Main  | 14.83       | x 12.2     | Fireplace      | B/I Shelves        | Bay Window     |
| 5  | Family    | Main  | 16.83       | x 12.93    | B/I Shelves    | Pocket Doors       | Hardwood Floor |
| 6  | 2nd Br    | Main  | 19.42       | x 14.93    | Bay Window     | W/I Closet         | 4 Pc Ensuite   |
| 7  | 3rd Br    | Main  | 16.24       | x 14.67    | 5 Pc Ensuite   | W/I Closet         | Bay Window     |
| 8  | Prim Bdrm | 2nd   | 24.02       | x 22.83    | W/I Closet     | 6 Pc Ensuite       | Staircase      |
| 9  | 4th Br    | 2nd   | 15.85       | x 15.26    | Bay Window     | Closet             | Crown Moulding |
| 10 | 5th Br    | 2nd   | 15.78       | x 15.22    | Broadloom      | Bay Window         | Closet         |
| 11 | Rec       | Lower | 27.46       | x 23.43    | Wet Bar        | W/O To Pool        | W/O To Garden  |
| 12 | Exercise  | Lower | 23.43       | x 12.5     |                |                    |                |

**Client Remks:** 100 Bayview Ridge Rises With Quiet Confidence, Its Presence Both Commanding and Calm. There's No Need for Extravagance Here - Only the Grace That Comes From True Craftsmanship and Thoughtful Design. Set on Approximately 86,000 Sq Ft, This Architectural Estate Reflects the Vision of Toronto's Most Talented Design Minds. The Timeless Exterior Blends Natural Stone and Glass, Framed by Manicured Gardens and Heated Pathways That Create a Seamless Connection Between Indoor and Outdoor Living. Every View and Surface Reflects Balance, Proportion, and Tranquility. Inside, the Sense of Calm Deepens. Sunlight Moves Gracefully Across Stone and Wood, Radiant Floors Offering Quiet Comfort Underfoot. French European Doors Open to Serene Gardens, While Soaring Ceilings and Fluid Sightlines Invite Openness and Ease. Every Space Is Purposeful Simple, Sophisticated, and Effortlessly Livable. At the Home's Heart, the Kitchen Glows. Twin Onyx Islands Shimmer Beneath Soft Light, Surrounded by Wolf Appliances and Custom Cabinetry That Feels Sculpted Rather Than Built. It's a Setting Where Cooking Becomes Ritual, Gathering Feels Natural, and Beauty Meets Function in Perfect Balance. Each Room Carries Its Own Rhythm - Some for Celebration, Others for Reflection. The Flow Between Them Feels Organic, Designed for Life as It's Truly Lived - From Peaceful Mornings to Evenings Shared With Family and Friends. The Lower Level Becomes a Private Retreat With Spa, Steam, and Sauna Sanctuaries, a State-of-the-Art Gym, an Immersive Theater, and a Walnut Bar That Turns Everyday Moments Into Something Special. 100

Bayview Ridge Is More Than an Address It's a Living Experience Shaped by Light, Texture, and Time. A Rare Sanctuary for Those Who Value Privacy, Precision, and Timeless Beauty.

**Extras:**  
**Inclusions:** Full details of inclusions and exclusions can be provided upon request.  
**Exclusions:**  
**Rental Items:**  
**Showing Requirements:** Go Direct, See Brokerage Remarks  
**Brkage Remks:** Showing with 4 hrs Notice. 10% deposit by bank draft. Include Schedule B & Form 801 in offers. with 24 hrs irrevocable. LA Present for showings! Property taxes not assessed yet.

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|------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Lot Size Area:</b><br><b>Sqft Other:</b><br><b>Sqft Total Unfinished:</b> | <b>Sqft Below Grade Finished:</b><br><b>Sqft Below Grade Source:</b><br><b>Sqft Above Grade Finished:</b> 17000<br><b>Sqft Above Grade Source:</b> Estimated |
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**Contract Date:** 10/29/2025  
**Expiry Date:** 10/29/2026  
**Last Update:** 10/29/2025

**Condition:**  
**Cond Expiry:**  
**CB Comm:** 2.5%+ Hst

**Ad:** Y  
**Escape:**  
**Original:** \$15,888,888