



2619-21 Bayview Ave
Toronto Ontario M2L 1B6
 Toronto C12 St. Andrew-Windfields Toronto
Taxes: \$0/2025 **SPIS:** N **Last Status:** NEW
DOM: 0

Vacant Land **Front On:** E **Rms:**
Link: **Acre:** .50-1.99 **Bedrooms:** 0
Irreg: 225 x 151 Feet **Washrooms:** 0
Dir/Cross St: Bayview & Yorkmills
Directions: Bayview & Yorkmills

MLS#: C12533216 **Sellers:** 2621 BAYVIEW CORPORATION & BAYVIEW HEATHCOTE DEVELOPMENT CORPORATION **Contact After Exp:** N
Holdover: 90 **Possession:** Other **Rmrks:** TBA **Occup:** Vacant
PIN#: 100970200 **ARN#:**
Additional PIN#:
Legal: Part Lots 271 And 272 Plan 4457 **

Kitchens: Fam Rm: Basement: Fireplace/Stv: Heat: A/C: Central Vac: N Apx Age: Apx Sqft: Assessment: POTL: Elevator/Lift: Laundry Lev: Phys Hdcp-Eqp:	Exterior: Drive: Gar/Gar Pk Spcs: Drive Pk Spcs: Tot Pk Spcs: UFFI: Pool: Energy Cert: Cert Level: GreenPIS: Prop Feat: Golf, Park, Place Of Worship, Public Transit, School HST Applicable to Included In Sale Price:	Zoning: Cable TV: N Hydro: Y Gas: Y Phone: A Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: None Retirement: Oth Struct: Lot Size Source: Other Survey Type: Unknown
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Waterfront: None					
#	Room	Level	Length (ft)	Width (ft)	Description

Client Remks: Exceptional development opportunity at Bayview & York Mills, one of Toronto's most prestigious and sought-after luxury corridors. This fully assembled 33,949 sq ft (0.78 acre) corner site offers approximately 160 ft of frontage on Bayview Avenue with approved zoning for a 6-storey, 60-unit boutique condominium designed by Zahedi Design Studio. The concept features elegant, well-proportioned suites, 81 parking spaces, and over 10,000 sq ft of indoor and outdoor amenities, combining modern sophistication with timeless architecture. Zoning approval was granted in February 2025, allowing the next developer to move directly into the Site Plan and Building Permit stages, saving years of entitlement time. Every element surrounding this address reflects luxury and convenience: top-ranked public and private schools, premier golf and tennis clubs, Bayview Village Shopping Centre, Yorkdale Mall, and quick access to Highway 401, Yonge Street, and the city's finest dining and shopping. Bayview Royale stands as one of the most exclusive and desirable opportunities in York Mills, Bridle Path, St. Andrew, and Bayview Village, offering a lifestyle this area has never seen before, perfect for discerning homeowners seeking to downsize from large estates while maintaining their standard of luxury, comfort, and privacy. This visionary project promises to attract strong demand from those who value refined design, boutique living, and the prestige of one of Toronto's most established neighbourhoods.

Extras:
Inclusions:
Exclusions:
Rental Items:
Showing Requirements: Showing System
Brkage Remks: Call or Email before any offers are submitted. Taxes Not Yet Assessed. Photos Rendered. Call or Email La for full listing package and information.

THE AGENCY Ph: 416-847-5288 **Fax:**
 378 Fairlawn Ave Toronto M5M1T8
PETER TORKAN, Broker 416-847-5286
MERAD SAFAEIAN, Salesperson 416-837-0311 **THE AGENCY**
Contract Date: 11/11/2025 **Condition:** **Ad:** Y
Expiry Date: 11/10/2026 **Cond Expiry:** **Escape:**
Last Update: 11/11/2025 **CB Comm:** 2.5 %+ HST **Original:** \$22,119,750