



FOR SALE

DETACHED

MLS# C13032314

11 Montessor Drive, Toronto, ON M2P 1Y9

St. Andrew-Windfields, Toronto · M2P 1Y9

C\$ 7,250,000

7	10	—	8	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

An exceptional opportunity to purchase a brand new, custom-built luxury home in the prestigious St. Andrew-Windfields neighbourhood, situated on a rare ravine-backed lot of approximately 12,800 sq. ft. This offering allows a buyer to acquire the property as a fully designed and approved new build, with all architectural plans, engineering, and approvals already completed and a reputable builder prepared to deliver the home. The approved design features over 7,600 sq. ft. of living space, thoughtfully planned to maximize scale, natural light, and the ravine setting. All major pre-construction work has been completed, including architectural design by Contempo Studio, HVAC and grading design, and building permit submission-providing a streamlined path from purchase to construction. Buyers benefit from significantly reduced timelines and risk compared to starting a custom build from scratch. The home design includes grand principal rooms, high ceilings, elevator provision, expansive outdoor terraces, and a backyard concept ideal for entertaining and enjoying the natural surroundings. Finishes may be customized within the builder's specifications, offering a balance of personalization and certainty. A rare chance to secure a brand new luxury residence without the typical delays associated with design, approvals, and permitting. Full drawings, specifications, and build details available . This lot is shovel ready and waiting for you!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

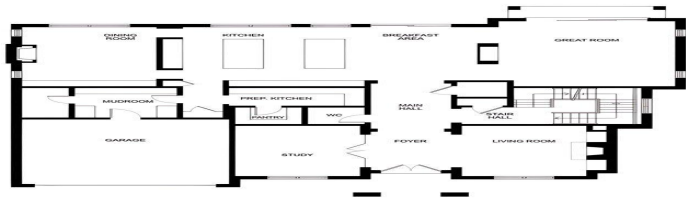
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Detached
BASEMENT	Other, Walk-Up
FACING	South
AREA RANGE	5000 + sqft
PARKING	8 spaces
ANNUAL TAX	\$14,252
POSTAL CODE	M2P 1Y9
NEIGHBOURHOOD	St. Andrew-Windfields

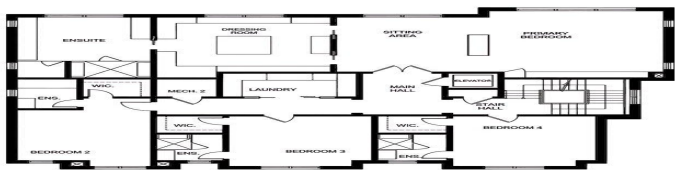
GALLERY



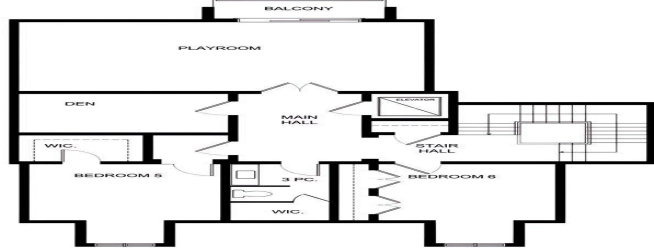
MAIN FLOOR



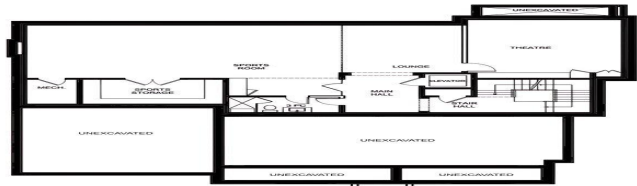
SECOND FLOOR

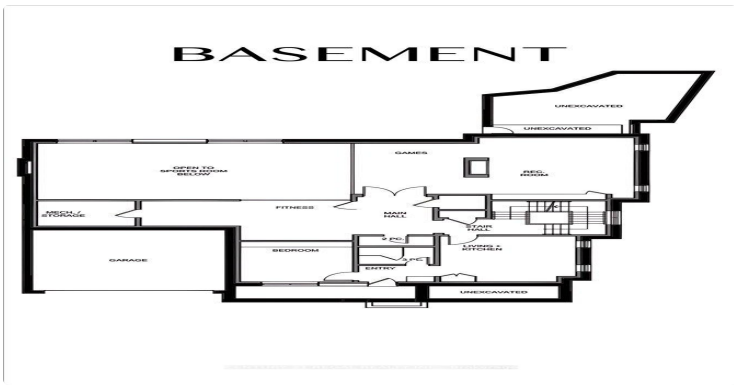


THIRD FLOOR



SUB-BASEMENT





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.