



FOR SALE

DETACHED

MLS# C13081206

42 Glenayr Road, Toronto, ON M5P 3B8

Forest Hill South, Toronto · M5P 3B8

C\$ 4,500,000

5	4	2,250	7	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

An extraordinary opportunity to create a landmark residence in one of Toronto's most prestigious neighbourhoods. Set on a prime, highly coveted west-facing lot, this offering sits on the iconic curved red cobblestone section of Glenayr Road - one of Forest Hill's most distinguished and sought-after streets, just moments from Forest Hill Village. The property boasts a rare and generous land parcel, beginning at 40 ft of frontage and widening to approximately 71 ft, with a depth of 172.6 ft and a total area of approximately 8,600+ sq ft, offering exceptional scale and presence. This unique offering comes with Committee of Adjustment approvals for a striking custom-designed three-storey estate by renowned architect Richard Wengle, envisioned at approximately 6,000+ sq ft above grade and over 10,000 sq ft of total living space. The proposed design showcases expansive principal rooms, an integral garage, and a resort-inspired outdoor setting complete with pool, cabana, and curated entertaining spaces. Full architectural plans have been thoughtfully prepared, presenting a rare opportunity to bring a sophisticated vision to life with much of the groundwork already in place. The existing residence has been extensively prepared, offering flexibility for those who wish to proceed with the approved new build or explore a tailored transformation of the current structure. For the discerning builder, investor, or end-user, this is a rare chance to secure a premier property and step into an advanced-stage luxury project in an exceptional location. Property and improvements being sold in as-is, where-is condition. The current home has been demo'd back to the brick and is not liveable.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Arts Centre
- ✓ Cul de Sac/Dead End
- ✓ Fenced Yard
- ✓ Park
- ✓ Ravine
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Unfinished
FACING	West
AREA RANGE	2000-2500 sqft
PARKING	7 spaces
ANNUAL TAX	\$18,316
POSTAL CODE	M5P 3B8
NEIGHBOURHOOD	Forest Hill South

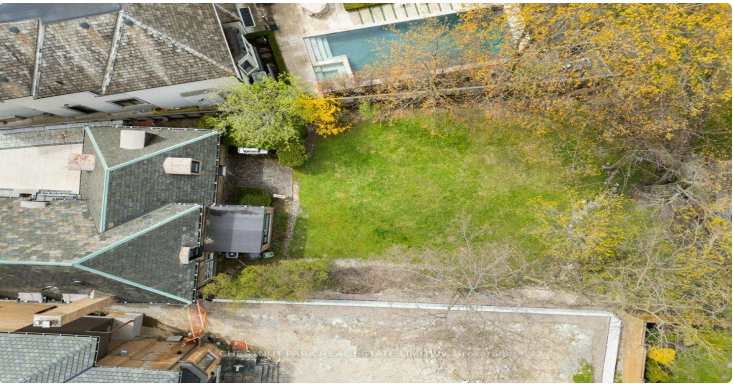
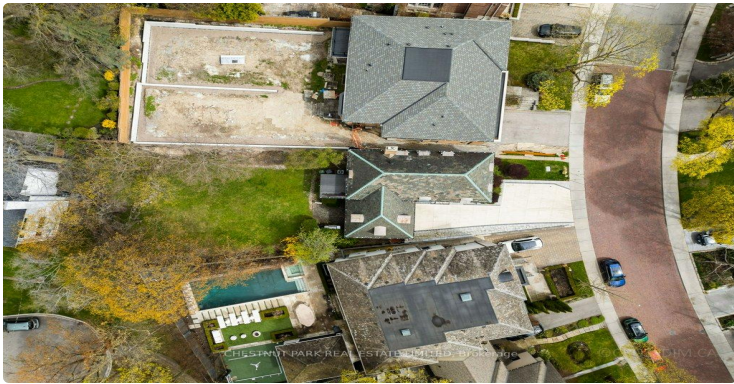
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
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Living Room	Main	6.32 x 5.36	—
Dining Room	Main	2.84 x 4.60	—
Kitchen	Main	4.93 x 2.40	—
Library	Main	4.90 x 3.80	—
Primary Bedroom	Second	3.59 x 6.12	—
Bedroom 2	Second	4.39 x 3.91	—
Bedroom 3	Second	4.34 x 3.02	—
Recreation	Lower	4.20 x 5.82	—
Laundry	Lower	3.47 x 3.00	—
Other	Lower	3.16 x 1.76	—
Furnace Room	Lower	3.35 x 3.68	—

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.