



FOR SALE

DETACHED

MLS# C13224476

# 327 Cortleigh Boulevard, Toronto, ON M5N 1B2

Bedford Park-Nortown, Toronto · M5N 1B2

C\$ 8,998,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 5        | 7         | —     | 6       | 6-15      | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Some homes are built to a budget. This one was built without compromise - a rare residence of extraordinary quality and craftsmanship that would be nearly impossible to replicate today for the asking price. Set in prestigious Lytton Park, this custom-built three-storey estate offers approximately 6,500 sq. ft. of impeccably designed living space where luxury and meticulous attention to detail are evident throughout. Wrapped in custom-cut Indiana limestone and crowned with a premium Inspire roof, it is a true landmark residence. Inside, custom coffered ceilings, plaster mouldings, designer Restoration Hardware lighting, and marble finishes create rare sophistication. The chef-inspired kitchen is a showpiece: custom lacquer cabinetry, Italian marble slab counters and backsplash, premium appliances, an oversized centre island, and a butler's pantry. The family room centres on a dramatic floor-to-ceiling illuminated onyx fireplace surround. The third-floor suite offers exceptional flexibility, with a custom lacquer bar and illuminated onyx countertop. The primary suite is a private retreat with a spa-inspired ensuite and heated marble floors. The lower level rivals the finest private clubs - a gym, home theatre, wet bar, wine cellar, nanny's suite, sauna, and radiant heated floors throughout. Outside, the resort-inspired rear yard showcases a breathtaking stone pool and entertaining spaces worthy of a country club. Additional features include a heated driveway, automated lighting, multi-floor elevator access, and a garage with a two-car lift. This is more than a home; it is a statement of craftsmanship and architectural excellence - a one-of-a-kind offering in one of Toronto's most coveted neighbourhoods, setting a new benchmark for luxury living.

### FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace

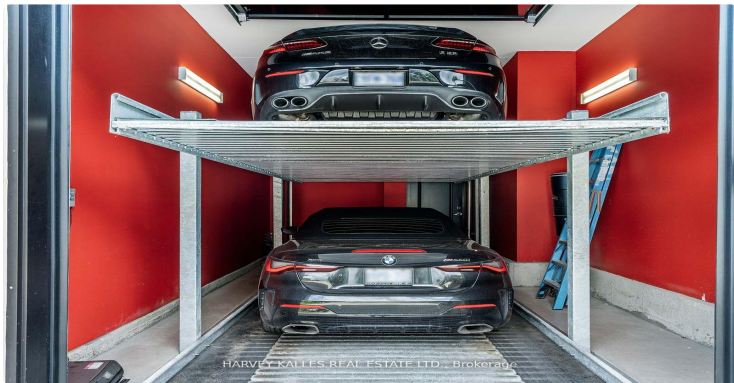
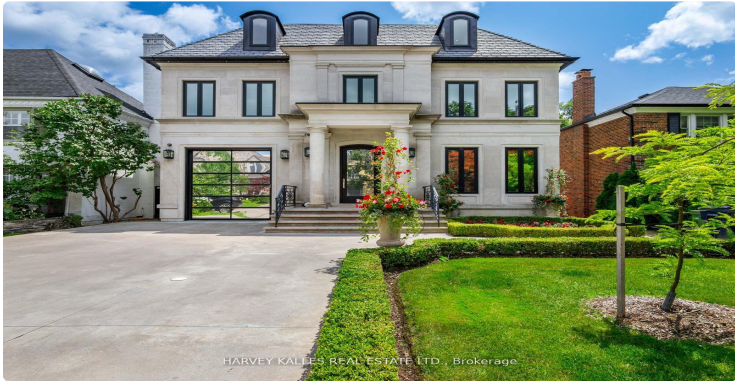
### PROPERTY DETAILS

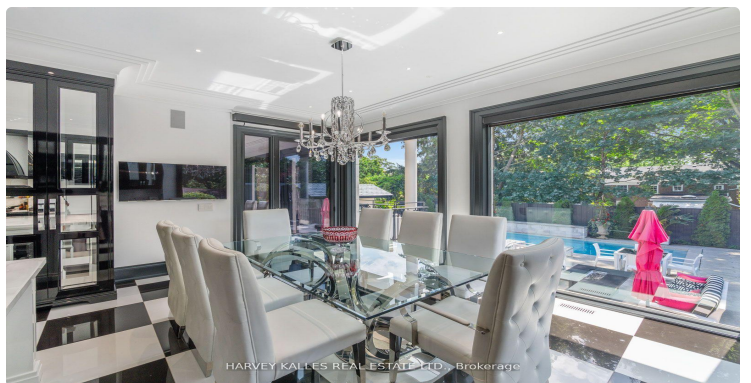
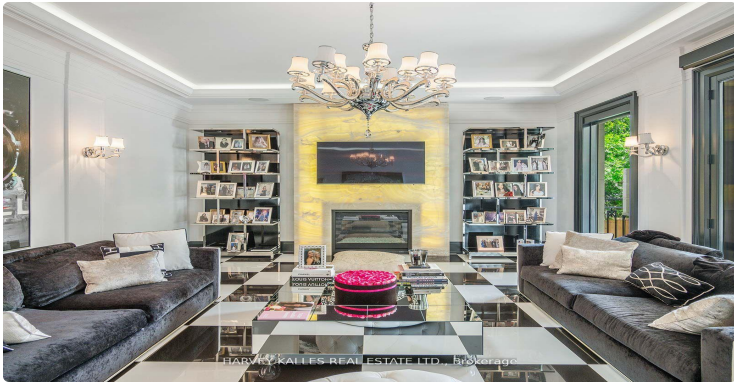
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|----------------|------------------------|
| PROPERTY TYPE  | Detached               |
| LISTING STATUS | For Sale               |
| STYLE          | 3-Storey               |
| PROPERTY TYPE  | Detached               |
| BASEMENT       | Finished with Walk-Out |
| FACING         | South                  |
| AGE            | 6-15 years             |
| AREA RANGE     | 5000 + sqft            |
| PARKING        | 6 spaces               |
| ANNUAL TAX     | \$31,623               |
| POSTAL CODE    | M5N 1B2                |
| NEIGHBOURHOOD  | Bedford Park-Nortown   |

## ROOM BREAKDOWN

| ROOM            | LEVEL    | DIMENSIONS | FEATURES                                              |
|-----------------|----------|------------|-------------------------------------------------------|
| Foyer           | Main     | —          | Heated Floor, Illuminated Ceiling, Moulded Ceiling    |
| Kitchen         | Main     | —          | Window Floor to Ceiling, Porcelain Floor, W/O To Deck |
| Dining Room     | Main     | —          | Porcelain Floor, Heated Floor, Coffered Ceiling(s)    |
| Family Room     | Main     | —          | Fireplace, Porcelain Floor, Heated Floor              |
| Living Room     | Main     | —          | B/I Bar, Coffered Ceiling(s), Porcelain Floor         |
| Primary Bedroom | Second   | —          | Fireplace, 5 Pc Ensuite, Walk-In Closet(s)            |
| Bedroom 2       | Second   | —          | Hardwood Floor, 4 Pc Ensuite, Walk-In Closet(s)       |
| Bedroom 3       | Second   | —          | Hardwood Floor, 3 Pc Ensuite                          |
| Bedroom 4       | Third    | —          | Hardwood Floor, 4 Pc Ensuite, Walk-In Closet(s)       |
| Bedroom 5       | Basement | —          | Porcelain Floor, Heated Floor, 3 Pc Ensuite           |
| Exercise Room   | Basement | —          | Porcelain Floor, Heated Floor                         |
| Recreation      | Basement | —          | Porcelain Floor, Heated Floor                         |

GALLERY





## LISTING AGENT

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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.