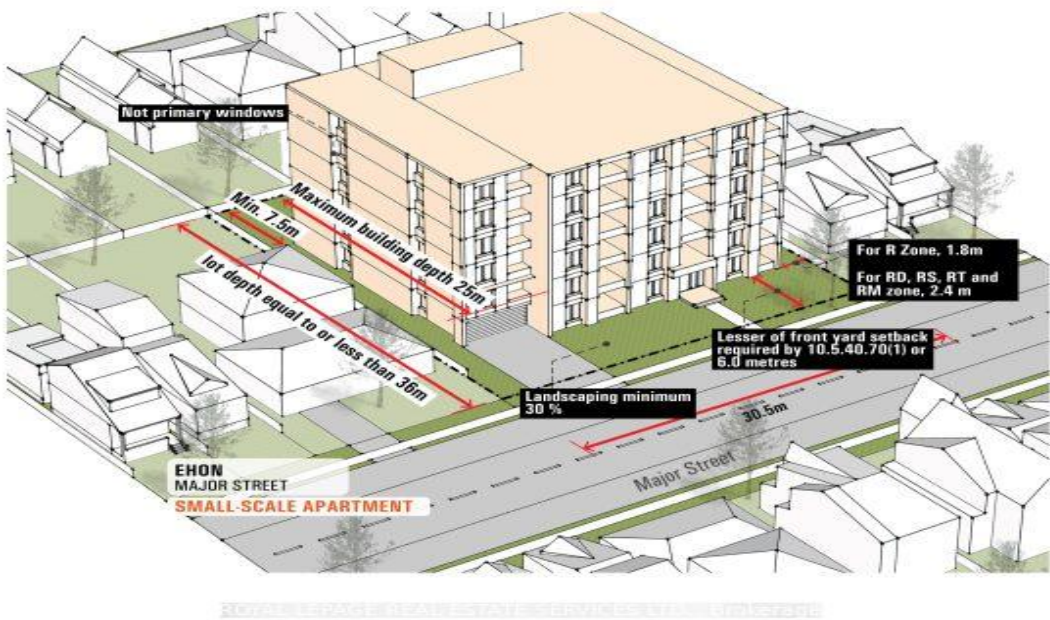




FOR SALE

DETACHED

MLS# C13514428

155 York Mills Road, Toronto, ON M2L 1K6

Bridle Path-Sunnybrook-York Mills, Toronto · M2L 1K6

C\$ 2,199,000

3	1	1,300	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Prime Redevelopment Opportunity in York Mills EHON Designated Exceptional 64.17 x 145 ft south-facing lot in one of Toronto's most prestigious neighbourhoods. Situated in the heart of York Mills & Bayview, this offering falls within the City of Toronto's newly designated EHON (Expanding Housing Options in Neighbourhoods) permitting expanded residential uses beyond traditional single-family, including semi-detached, townhomes, multiplex or small apartment building mid-rise (up to 6 storeys up to 60 units as of right zoning approved) Surrounded by luxury estates, the property offers outstanding potential: build your custom residence, develop a high-end multiplex, or explore possible severance into two lots. Ideally positioned near top-tier schools (Owen P.S., St. Andrews, York Mills Collegiate) and steps to York Mills Subway with TTC at your doorstep. A premier opportunity for builders, investors, or end-users to unlock value in a rapidly evolving corridor. Buyer to verify all development potential and zoning permissions. The bungalow is in livable condition can be rented. The 1st picture is an illustration to show the possibility under EHON program

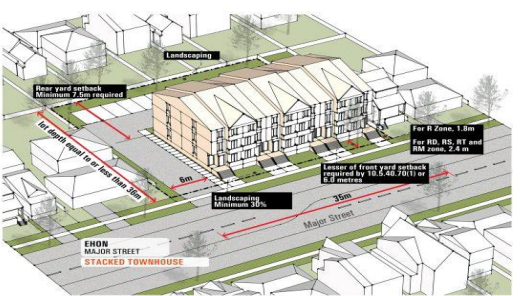
FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Partially Finished
FACING	South
AREA RANGE	1100-1500 sqft
PARKING	3 spaces
ANNUAL TAX	\$9,924
POSTAL CODE	M2L 1K6
NEIGHBOURHOOD	Bridle Path-Sunnybrook-York Mills

GALLERY



LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE REAL ESTATE SERVICES LTD.

Email: pshaganenko@gmail.com

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.