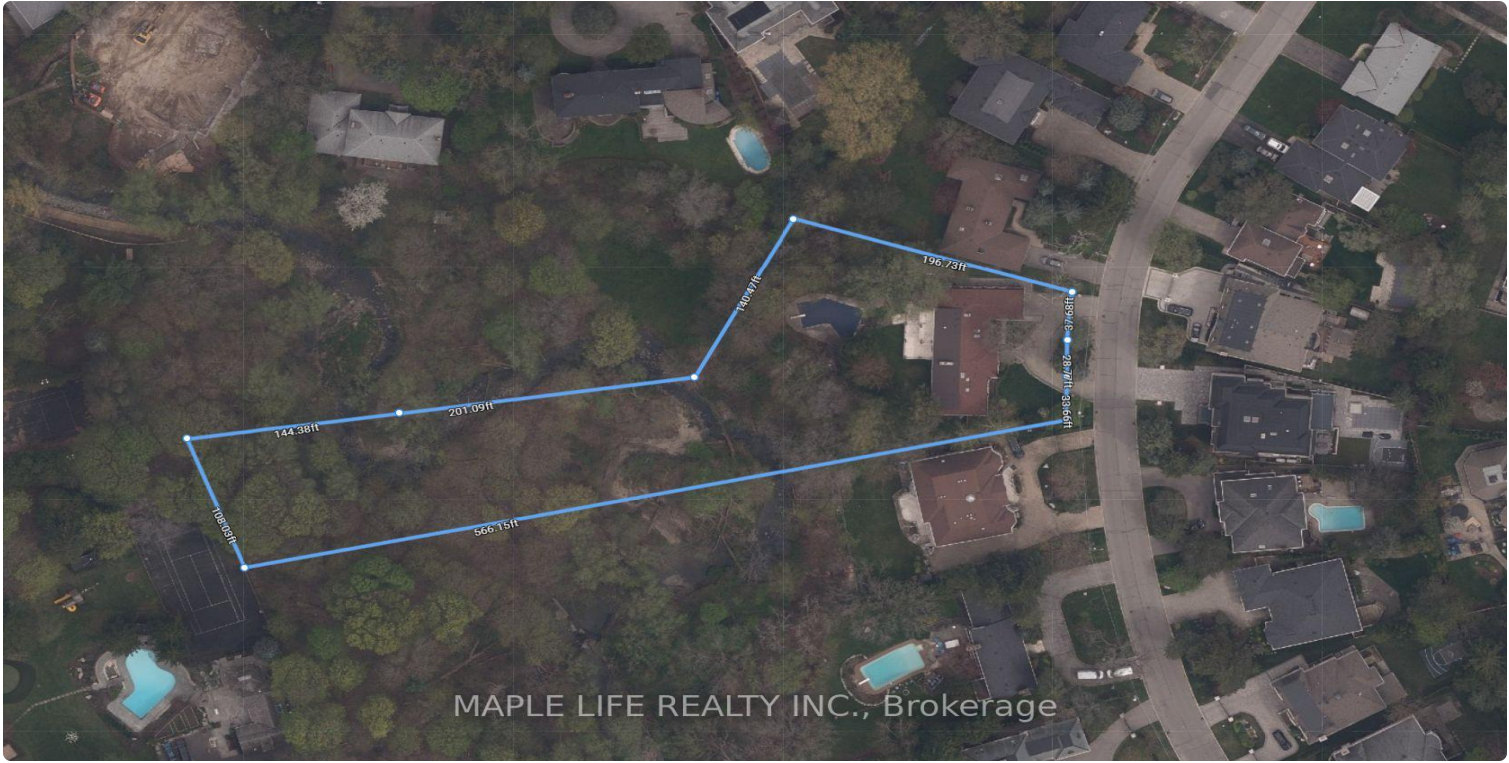




FOR SALE

DETACHED

MLS# C13540162

# 16 Brian Cliff Drive, Toronto, ON M3B 2G2

Banbury-Don Mills, Toronto · M3B 2G2

C\$ 5,680,000

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

## ABOUT THIS PROPERTY

Rarely Offered Exquisite Private Home in the Heart of Toronto! Large Premium Ravine Lot With 100 Ft Frontage Besides Prestigious Edwards Gardens! Over 5,800 sqft of Interior Living Space plus 2,300 sqft in Basement! This Beautifully Uniquely Designed Home W/Distinction & Elegance! Bordering On Ravine Setting Offers Peaceful Living & Ideally Designed For Entertaining. Just Minutes Away From Edward Gardens, Top Public and Private Schools, TTC Bus Station, Malls, Shopping And Highway. Perfect lot for self-living or Redevelopment!!

### FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace
- ✓ Park
- ✓ Public Transit
- ✓ River/Stream
- ✓ Place Of Worship

### PROPERTY DETAILS

|                |                   |
|----------------|-------------------|
| PROPERTY TYPE  | Detached          |
| LISTING STATUS | For Sale          |
| STYLE          | 2-Storey          |
| PROPERTY TYPE  | Detached          |
| BASEMENT       | Finished          |
| FACING         | West              |
| AREA RANGE     | 5000 + sqft       |
| PARKING        | 10 spaces         |
| ANNUAL TAX     | \$26,165          |
| POSTAL CODE    | M3B 2G2           |
| NEIGHBOURHOOD  | Banbury-Don Mills |

## ROOM BREAKDOWN

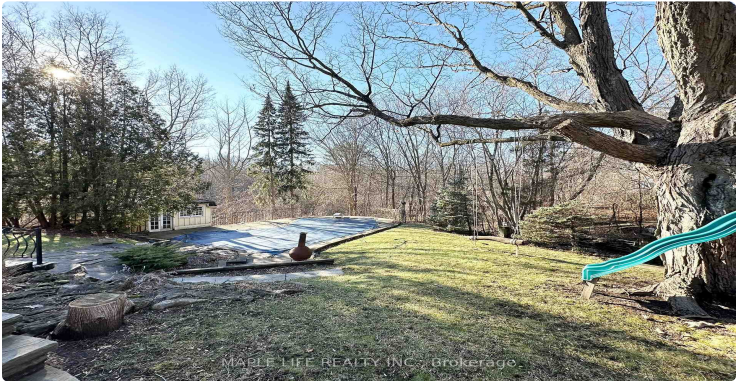
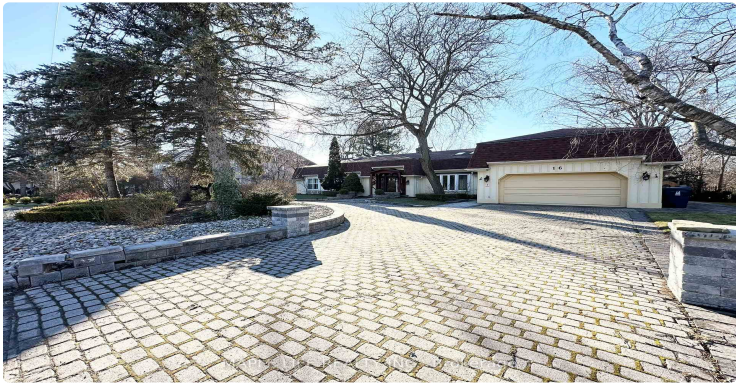
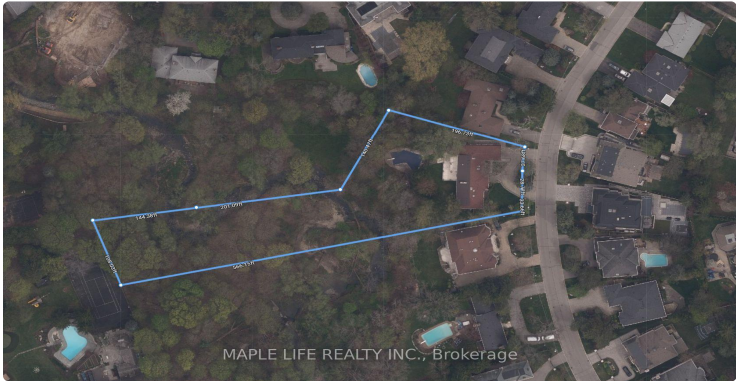
| ROOM        | LEVEL  | DIMENSIONS  | FEATURES                                               |
|-------------|--------|-------------|--------------------------------------------------------|
| Foyer       | Ground | 7.84 x 7.06 | Limestone Flooring, Crown Moulding, 2 Pc Bath          |
| Family Room | Ground | 4.98 x 7.13 | Limestone Flooring, Fireplace, Overlooks Ravine        |
| Living Room | Ground | 4.46 x 5.12 | Hardwood Floor, Large Window, Pot Lights               |
| Dining Room | Ground | 4.88 x 6.06 | Limestone Flooring, Combined w/Kitchen, W/O To Balcony |
| Kitchen     | Ground | 4.20 x 5.76 | Limestone Flooring, Breakfast Area, Glass Block Window |
| Office      | Ground | 4.60 x 3.95 | Hardwood Floor, Overlooks Pool, Fireplace              |

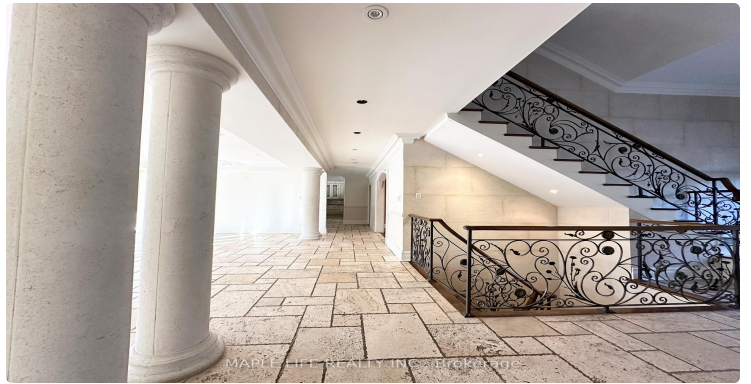
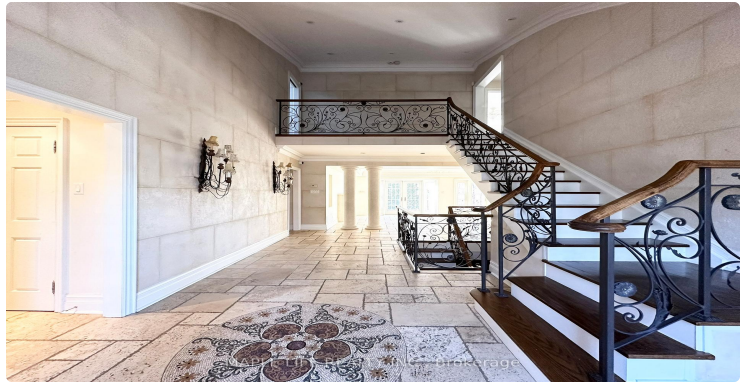
16 Brian Cliff Drive, Toronto, ON M3B 2G2

MAPLE LIFE REALTY INC.

| ROOM            | LEVEL  | DIMENSIONS  | FEATURES                                    |
|-----------------|--------|-------------|---------------------------------------------|
| Bedroom         | Ground | 4.28 x 3.88 | Broadloom, 3 Pc Ensuite, Double Closet      |
| Bedroom         | Ground | 4.59 x 4.77 | Broadloom, 3 Pc Ensuite, Walk-In Closet(s)  |
| Bedroom         | Ground | 4.41 x 4.60 | Broadloom, Walk-In Closet(s), Large Window  |
| Primary Bedroom | Ground | 4.67 x 7.52 | Fireplace, 7 Pc Ensuite, W/O To Balcony     |
| Bedroom         | Second | 4.60 x 3.21 | Broadloom, W/O To Balcony, Overlooks Ravine |
| Bedroom         | Second | 4.67 x 3.75 | Broadloom, 4 Pc Bath, Overlooks Ravine      |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

MAPLE LIFE REALTY INC.

**Email:** pshaganenko@gmail.com

Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.