



FOR SALE

DETACHED

MLS# C13604564

# 11 Donwoods Drive, Toronto, ON M4N 2E9

Bridle Path-Sunnybrook-York Mills, Toronto · M4N 2E9

C\$ 2,559,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 5        | 3         | 1,300 | 3       | 51-99     | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

# ABOUT THIS PROPERTY

An amazing Storybook Home perched at the top of the valley in historic Hoggs Hollow. The character of this1927 bungalow seamlessly blends timeless charm with refined modern upgrades offering the perfect balance of privacy, nature, and urban convenience. The thoughtfully renovated main level showcases a chef-inspired kitchen designed for both everyday living and elegant entertaining, featuring premium Miele built-in appliances, including a wall oven and coffee system, gas range, and an expansive Centre Island and Breakfast Bar. A charming breakfast nook overlooks the rear yard & gardens, creating a serene setting for morning coffee. Step outside to your private patio retreat complete with a cabana-style shed ideal for intimate gatherings or quiet relaxation surrounded by mature greenery. The main level also features a spacious primary suite with a spa-like five-piece ensuite, including a freestanding soaking tub, glass enclosed shower, and dual sink vanity. A versatile den offers flexibility as a guest room, office, or secondary bedroom. The walk out lower level adds valuable living space with a sunken recreation room highlighted by increased ceiling height and a gas fireplace with slate surround and wood mantle. Additional rooms with above-grade windows provide flexibility for home office, guests and if required In-Law or Live In Nanny Suite potential. A large three-piece bathroom and generous mechanical/storage room complete this level. 2528 total internal square footage. Outdoors the engineered & reconstructed structurally sound double garage could provide extra bonus living and entertaining areas above. Technical Drawings available for those looking to expand the home. Perfectly positioned near premier lifestyle amenities including Rosedale Golf Club, Top-tier Schools, Sunnybrook Health Sciences - one of Canada's Top Hospitals and just minutes to Yonge Street, Loblaws, Fine Coffee Shops, Restaurants, Quaint shops, 401, York Mills.

## FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Golf
- ✓ Hospital
- ✓ Park
- ✓ Sloping
- ✓ Wooded/Treed
- ✓ Public Transit

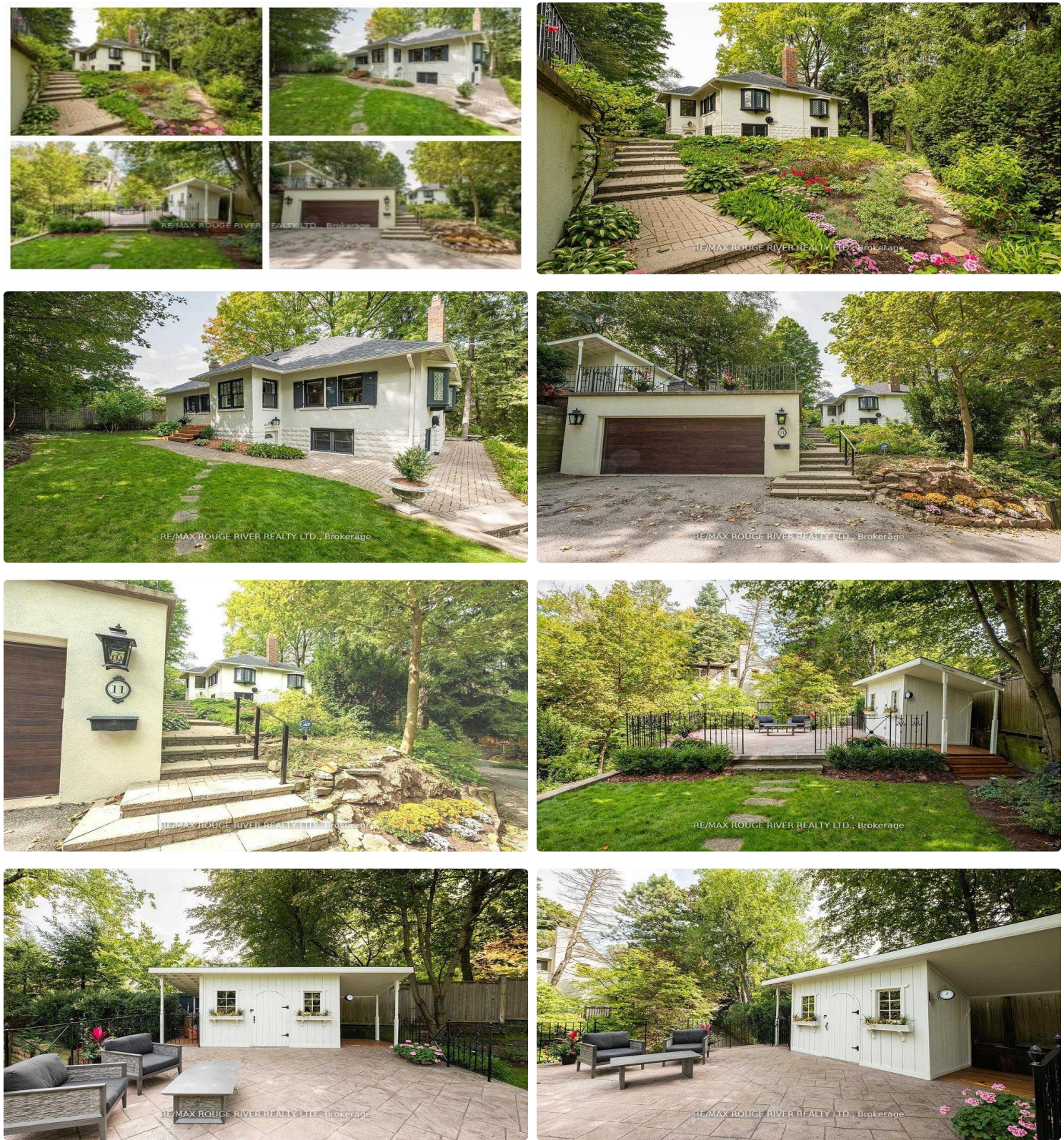
## PROPERTY DETAILS

|                |                                                    |
|----------------|----------------------------------------------------|
| PROPERTY TYPE  | Detached                                           |
| LISTING STATUS | For Sale                                           |
| STYLE          | Bungalow                                           |
| PROPERTY TYPE  | Detached                                           |
| BASEMENT       | Separate Entrance, Finished with Walk-Out, Walk-Up |
| FACING         | South                                              |
| AGE            | 51-99 years                                        |
| AREA RANGE     | 1100-1500 sqft                                     |
| PARKING        | 3 spaces                                           |
| ANNUAL TAX     | \$13,016                                           |
| POSTAL CODE    | M4N 2E9                                            |
| NEIGHBOURHOOD  | Bridle Path-Sunnybrook-York Mills                  |

# ROOM BREAKDOWN

| ROOM            | LEVEL    | DIMENSIONS | FEATURES                                           |
|-----------------|----------|------------|----------------------------------------------------|
| Living Room     | Main     | —          | Hardwood Floor, Gas Fireplace, Bay Window          |
| Dining Room     | Main     | —          | Hardwood Floor, Combined w/Living, Bay Window      |
| Kitchen         | Main     | —          | Modern Kitchen, Centre Island, Breakfast Bar       |
| Breakfast       | Main     | —          | Hardwood Floor, Window, Overlooks Garden           |
| Primary Bedroom | Main     | —          | Hardwood Floor, 5 Pc Ensuite, His and Hers Closets |
| Bedroom 2       | Main     | —          | Hardwood Floor, 2 Pc Bath, Window                  |
| Den             | Basement | —          | Hardwood Floor, Above Grade Window                 |
| Bedroom 3       | Basement | —          | Hardwood Floor, Combined w/Rec, Gas Fireplace      |
| Bedroom 4       | Basement | —          | Ceramic Floor, Above Grade Window, Pot Lights      |
| Bedroom 5       | Basement | —          | Ceramic Floor, Above Grade Window, Pot Lights      |
| Laundry         | Basement | —          | Ceramic Floor, B/I Shelves, Combined w/Kitchen     |
| Furnace Room    | Basement | —          | Unfinished, Concrete Floor, Above Grade Window     |

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.