



FOR SALE

DETACHED

MLS# C13635880

12 Otter Crescent, Toronto, ON M5N 2W2

Bedford Park-Nortown, Toronto · M5N 2W2

C\$ 3,688,000

5	5	2,750	3	0-5	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 12 Otter Crescent ---- a custom-built modern design home, and elevate your upscale lifestyle here ***LUXURIOUS***residence that blends functionality and elegance, offering modern sophistication with ultimate comfort, featuring designer interior-finishes, and opulent interiors in one of Toronto's most desirable neighbourhood ----Every detail has been thoughtfully crafted & tastefully designed and finely finished ---- With over 3,800 sq. ft of total living space, offering 4 +1 spacious bedrooms, discovering hi ceilings on all levels, and floor-to-ceiling, expansive windows that fill the space with natural light and enhancing the homes airy, open feel and luminous atmosphere ---- Elevating each space into something extraordinary. The main level showcases a seamless open-concept layout of living & dining rooms, and a flood of natural light. The chef's kitchen is a culinary dream and masterpiece, featuring custom cabinetry, high-end finishes, top-of-the-line appliance(SUBZERO & WOLF BRAND) and an open concept layout flowing effortlessly into the heart of the home, a family room, perfect for family relaxation and sophisticated entertaining. Upstairs, the primary suite is a private sanctuary, its own heated floor ensuite, and walk-in closet. Three additional bedrooms feature a large window, closet. The heated basement floor extends the homes versatility, featuring spacious recreation room with a hi ceiling, a nanny suite, and a 4-pcs washroom. This property is in the district of the city's top-ranked schools; John Ross Robertson Junior Public School, Glenview Senior Public School, Lawrence Park Collegiate Institute, and the prestigious private girl's school, Havergal College. Situated in a family-friendly neighbourhood just a short distance from Avenue Road, with easy access to parks, shopping, restaurants, main transportation hubs, and public transit. Full lot size(45.88Ftx139.99Ftx101.34Ftx30.27Ft--Irregular Shaped)

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ Park
- ✓ School
- ✓ Other
- ✓ New Build

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out, Separate Entrance
FACING	East
AGE	0-5 years
AREA RANGE	2500-3000 sqft
PARKING	3 spaces
ANNUAL TAX	\$17,698
POSTAL CODE	M5N 2W2
NEIGHBOURHOOD	Bedford Park-Nortown

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Pot Lights, Window Floor to Ceiling
Dining Room	Main	—	Hardwood Floor, Combined w/Living, Open Concept
Kitchen	Main	—	B/I Appliances, Centre Island
Family Room	Main	—	Gas Fireplace, W/O To Yard, Built-in Speakers
Primary Bedroom	Second	—	5 Pc Ensuite, Fireplace, Pot Lights
Bedroom 2	Second	—	Hardwood Floor, Pot Lights, Window Floor to Ceiling
Bedroom 3	Second	—	4 Pc Ensuite, Hardwood Floor, Pot Lights
Bedroom 4	Second	—	B/I Shelves, Hardwood Floor, Pot Lights
Recreation	Basement	—	Heated Floor, Built-in Speakers, Wet Bar
Bedroom 5	Basement	—	Heated Floor, Pot Lights
Laundry	Basement	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.