



FOR SALE

DETACHED

MLS# C13659642

12 York Valley Crescent, Toronto, ON M2P 1A7

Bridle Path-Sunnybrook-York Mills, Toronto · M2P 1A7

C\$ 7,298,000

5	4	4,250	6	6-15	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Valley House, designed by acclaimed architecture studio Superkül and built by Derek Nicholson Construction, is a striking expression of minimalist contemporary design, where sculptural form, natural materials and the surrounding landscape are brought together in complete harmony. Situated on an extraordinary 75x164 ft (plus an additional 81x173 ft lot at rear) reverse ravine lot in Hogg's Hollow, the residence is enveloped by mature trees & expansive views. Defined by clean lines & a warm palette of walnut, teak, porcelain, glass & stone, the architecture creates a seamless dialogue between interior & exterior. The main level unfolds through a series of beautifully balanced spaces, from the sunken family room with custom teak cabinetry, grasscloth wallpaper & cherry-wood ceiling to the chef's kitchen with bespoke Bulthaup cabinetry, Gaggenau appliances, Caesarstone surfaces & seamless access to the rear terrace & gardens beyond. The principal living space is anchored by a dramatic double-sided wood-burning fireplace & framed by floor-to-ceiling glass overlooking the ravine. The primary suite offers panoramic views, custom dressing room cabinetry & a spa-inspired ensuite overlooking the open-air courtyard. Upstairs, 3 additional bedrooms feature generous proportions, custom closets with integrated organizers & warm walnut flooring. A private lounge & study create an intimate retreat above the main living spaces, featuring custom banquette seating, a dedicated workspace & access to a private terrace overlooking the ravine landscape. The lower-level extends the residence with expansive above-grade windows, flexible media & fitness spaces, guest accommodations & carefully considered utility spaces. Valley House is a sophisticated expression of modern architecture where simplicity becomes the ultimate ultimate luxury.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Golf
- ✓ Greenbelt/Conservation
- ✓ Hospital
- ✓ Park
- ✓ School
- ✓ Ravine

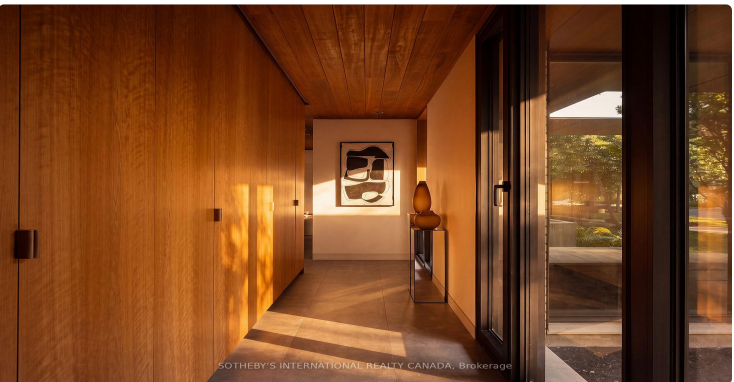
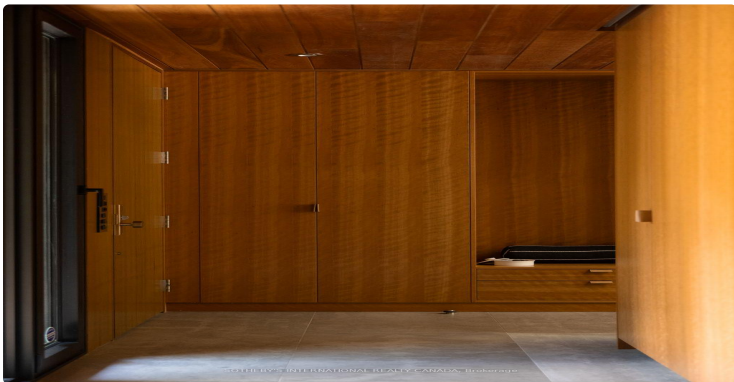
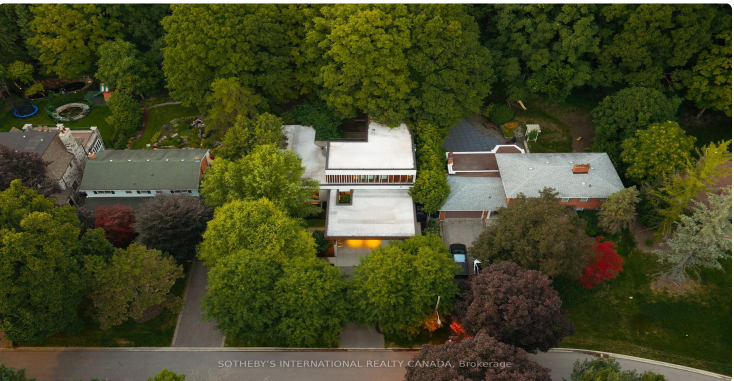
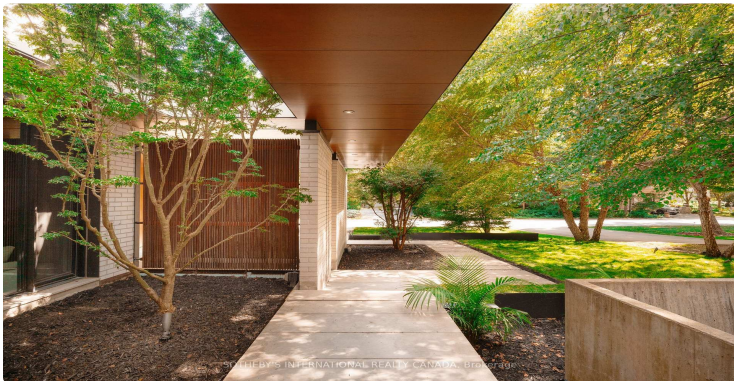
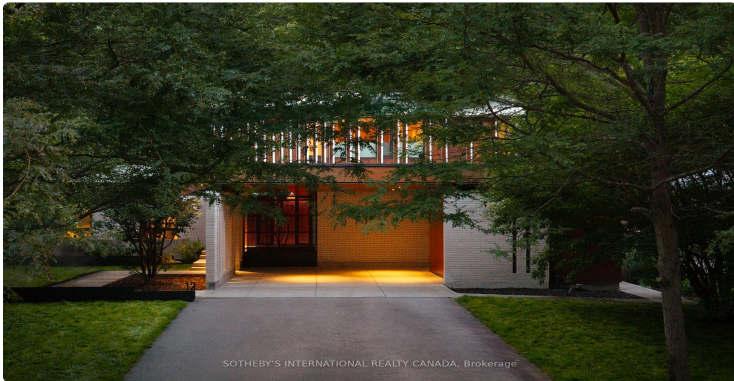
PROPERTY DETAILS

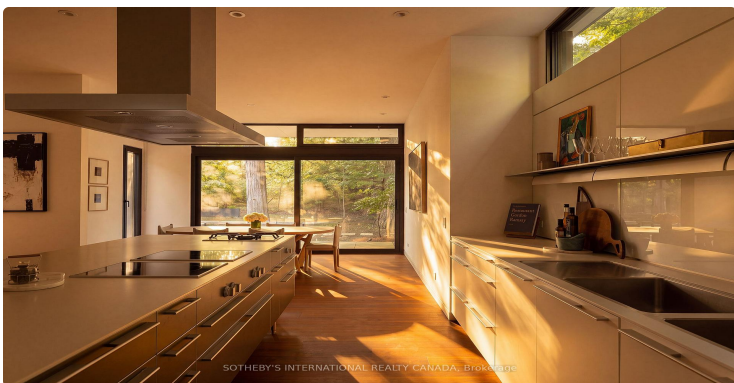
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Full
FACING	North
AGE	6-15 years
AREA RANGE	3500-5000 sqft
PARKING	6 spaces
ANNUAL TAX	\$32,557
POSTAL CODE	M2P 1A7
NEIGHBOURHOOD	Bridle Path-Sunnybrook-York Mills

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	2 Way Fireplace, W/O To Yard, Hardwood Floor
Kitchen	Main	—	Centre Island, Overlooks Dining, 2 Way Fireplace
Dining Room	Main	—	Walk-Out, Overlooks Backyard, Combined w/Kitchen
Family Room	Main	—	B/I Bookcase, Large Window, Hardwood Floor
Primary Bedroom	Main	—	Large Window, Walk-In Closet(s), 5 Pc Ensuite
Office	Main	—	B/I Bookcase, Large Window, Hardwood Floor
Bedroom 2	Second	—	B/I Closet, Large Window, Hardwood Floor
Bedroom 3	Second	—	B/I Closet, Large Window, Hardwood Floor
Bedroom 4	Second	—	B/I Closet, Large Window, Hardwood Floor
Recreation	Lower	—	Above Grade Window, Broadloom, Pot Lights
Bedroom 5	Lower	—	Above Grade Window, Closet, Hardwood Floor
Exercise Room	Lower	—	Hardwood Floor
Laundry	Lower	—	Laundry Sink, Pot Lights, Tile Floor

GALLERY





LISTING AGENT

Pavel Shaganenko

SOTHEBY'S INTERNATIONAL REALTY CANADA

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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.