



RE/MAX REALTRON BARRY COHEN HOMES INC., Brokerage

FOR SALE

DETACHED

MLS# C13691324

99 Bayview Ridge, Toronto, ON M2L 1E5

Bridle Path-Sunnybrook-York Mills, Toronto · M2L 1E5

C\$ 16,800,000

8	12	—	14	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Grand Palatial Newly Completed Custom Residence On A Sun-Rich South-Facing Dual-Gated Lot In The Exclusive Bridle Path Enclave. Featuring 75 Feet Of Frontage And Widening To An Impressive 193.5 Feet At The Rear, Offering A Unique And Expansive Lot Configuration. This Extraordinary Estate Represents The Pinnacle Of Opulence With Over 19,925 Sq Ft Of Exquisitely Designed Living Space Featuring A State-Of-The-Art Theatre, Spectacular Oversized Indoor Salt Water Pool And Spa, Grand Atrium With Striking Romeo & Juliet Sweeping Staircase, And Extravagant In-Law Suite Plus Guest Accommodations. A Soaring Cathedral Skylight Illuminates The Interior's Rich Walnut Hardwood And Intricate Water Jet-Cut Marble Floors. The Chef's Kitchen Features A Stunning Show Kitchen Plus Well-Appointed Work Kitchen For Elegant Entertaining. The Exceptional Primary Suite Is A Private Sanctuary With Sitting Room, Elaborate His & Hers Dressing Rooms, Spa-Inspired 8-Piece Ensuite, And Balcony Overlooking The Meticulously Landscaped Grounds. The Walk-Up Lower Level Features Temperature-Controlled Wine Cellar, Games Room, Fitness Center, Sprawling Rec Room Overlooking The Indoor Pool With Full Bar Plus Kitchen And Walk-Up To The Rear Garden. Outdoors, Enjoy A Spectacular Japanese Garden And Tea Room, Decorative Pavillion, Extensively Landscaped Grounds With A Showstopping 100-Year-Old Willow Tree, Expansive Entertaining Areas, Meticulously Carved Premium White Marble Fountains And Elongated Garden Bench, And A Fully-Equipped Built-In BBQ Station For Effortless Outdoor Cooking And Entertaining. Fully Automated With Control4 Automation, Convenient Snow-Melting Natural Black Galaxy Granite Circular Private Drive With Inground Lighting, Extensive Security Measures, And Exceptional Craftsmanship At Every Turn. Truly A Once-In-A-Lifetime Offering In One Of Toronto's Most Coveted Neighborhoods, Designed To Surpass The Expectations Of The Most Discerning Clientele.

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace
- ✓ Golf
- ✓ Park
- ✓ School
- ✓ Public Transit

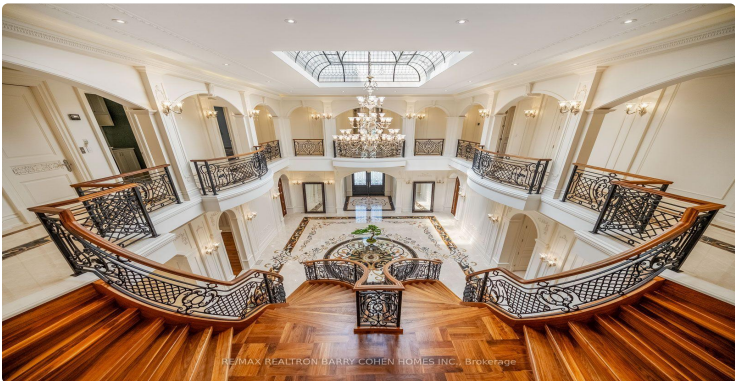
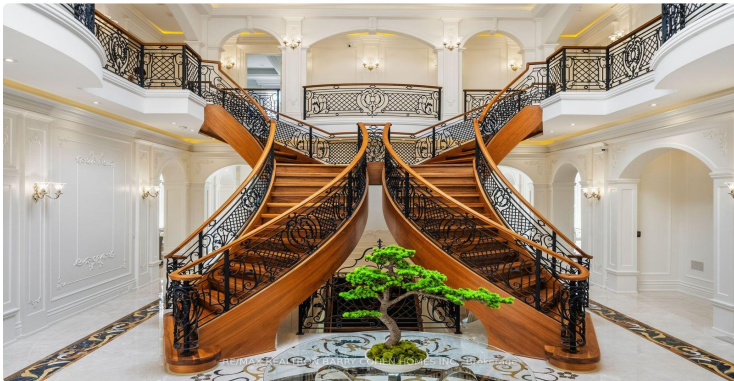
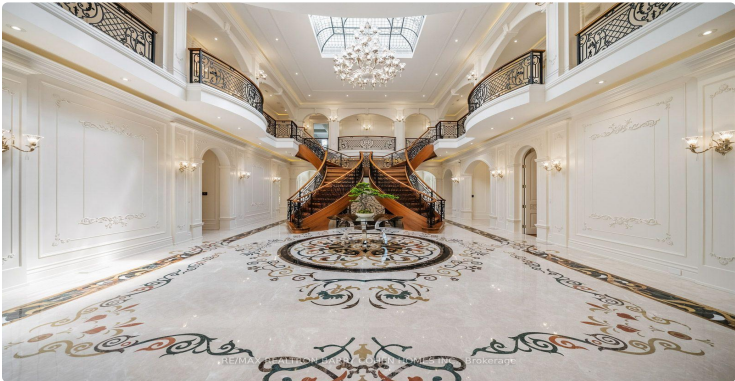
PROPERTY DETAILS

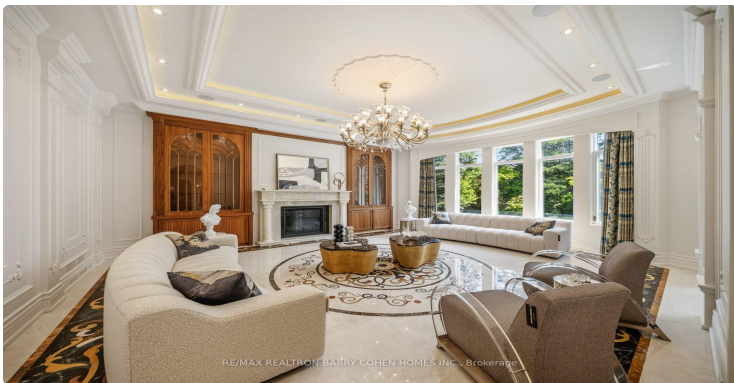
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Walk-Up
FACING	East
AREA RANGE	5000 + sqft
PARKING	14 spaces
ANNUAL TAX	\$84,156
POSTAL CODE	M2L 1E5
NEIGHBOURHOOD	Bridle Path-Sunnybrook-York Mills

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Marble Floor, Cathedral Ceiling(s), Closet
Living Room	Main	—	Marble Floor, Gas Fireplace, Bay Window
Dining Room	Main	—	Marble Floor, W/O To Deck, Panelled
Kitchen	Main	—	Centre Island, Marble Counter, Dropped Ceiling
Breakfast	Main	—	Overlooks Garden, Marble Floor, Picture Window
Library	Main	—	Panelled, French Doors, Coffered Ceiling(s)
Bedroom	Main	—	4 Pc Ensuite, Walk-In Closet(s), Hardwood Floor
Sitting	Second	—	Panelled, Wall Sconce Lighting, Fireplace
Primary Bedroom	Second	—	W/O To Balcony, Ensuite Bath, Walk-In Closet(s)
Bedroom 2	Second	—	4 Pc Ensuite, Walk-In Closet(s), Hardwood Floor
Bedroom 3	Second	—	Combined w/Sitting, Hardwood Floor, 7 Pc Ensuite
Bedroom 4	Second	—	Walk-In Closet(s), Ensuite Bath, Hardwood Floor
Bedroom 5	Second	—	7 Pc Ensuite, Walk-In Closet(s), Picture Window
Kitchen	Lower	—	Hardwood Floor, Marble Counter, Skylight
Recreation	Lower	—	Overlooks Pool, Walk-Up, Wet Bar
Media Room	Lower	—	Broadloom, Built-in Speakers, Wainscoting

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.