



FOR SALE

DETACHED

MLS# C13711310

35 Tottenham Road, Toronto, ON M3C 2J5

Banbury-Don Mills, Toronto · M3C 2J5

C\$ 2,999,000

5	5	3,250	8	0-5	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Architecturally designed custom build completed in 2022 in Banbury-Don Mills - 3,074 sf above grade plus a fully finished walk-out basement, 4 bedrooms, 5 bathrooms, 4-car tandem garage with EV charger, on a 10,365 sf lot. Hardwood and porcelain flooring runs through the main and upper levels, with luxury vinyl in the basement. Kitchen features a full Miele appliance suite, paneled Sub-Zero refrigerator, and KitchenAid wine and beverage fridge, with a walk-in pantry and dedicated reverse-osmosis drinking water line. Dual-zone heating/A/C, HRV, tankless water heater, and whole-home water softener all owned outright - no rental contracts. Smart home automation (security, lighting, audio) with no subscription required. Second-floor primary suite with oversized walk-in closet, den, and loft; main floor offers a second primary-style bedroom with ensuite plus two additional spacious bedrooms. Basement includes gym, dry bar, rec room, 3-piece bath, and rough-in for a future elevator on all 3 levels. Custom closets and pot lighting throughout. Steps to Edwards Gardens and the Don Mills Trail, close to the Shops at Don Mills.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Greenbelt/Conservation
- ✓ Library
- ✓ Public Transit
- ✓ Ravine
- ✓ Rec./Commun.Centre
- ✓ School
- ✓ New Build

PROPERTY DETAILS

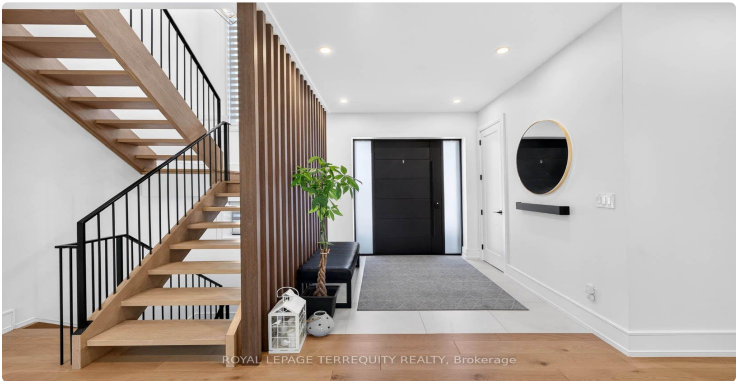
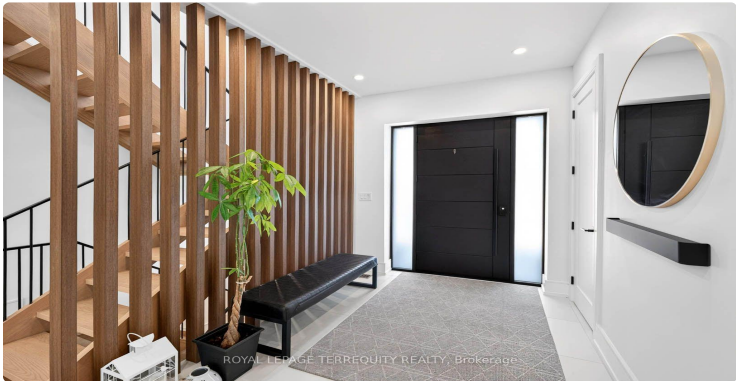
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	South
AGE	0-5 years
AREA RANGE	3000-3500 sqft
PARKING	8 spaces
ANNUAL TAX	\$14,088
POSTAL CODE	M3C 2J5
NEIGHBOURHOOD	Banbury-Don Mills

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Sunroom	Ground	—	Hardwood Floor, Vaulted Ceiling(s), Pot Lights
Living Room	Ground	—	Hardwood Floor, Gas Fireplace, Pot Lights

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Ground	—	Hardwood Floor, Open Concept, W/O To Patio
Kitchen	Ground	—	Centre Island, Open Concept, Pantry
Bedroom 2	Ground	—	Hardwood Floor, Large Window, Pot Lights
Bedroom 3	Ground	—	Hardwood Floor, Large Window, Pot Lights
Bedroom 4	Ground	—	Hardwood Floor, 3 Pc Ensuite, Walk-In Closet(s)
Foyer	Ground	—	Panelled, Porcelain Floor, Open Stairs
Primary Bedroom	Second	—	Hardwood Floor, Walk-In Closet(s), 5 Pc Ensuite
Loft	Second	—	Hardwood Floor, Metal Railing, Open Stairs
Den	Second	—	Hardwood Floor, Window, Separate Room
Recreation	Basement	—	Hardwood Floor, Dry Bar, W/O To Yard
Other	Basement	—	Vinyl Floor, Window, Pot Lights
Mud Room	Basement	—	Hardwood Floor, W/O To Garage

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE TERREQUITY REALTY

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.