



FOR SALE

DETACHED

MLS# C13730844

35 Bayview Ridge, Toronto, ON M2L 1E3

Bridle Path-Sunnybrook-York Mills, Toronto · M2L 1E3

C\$ 8,900,000

6	4	3,250	12	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Arguably The Finest Romantic View In The City With Rosedale Golf & Country Club House In the Backdrop Framed By The Valley's Lush Ravine. Situated Within One Of York Mills' Most Prestigious And Sought-After Enclaves Well Over An Acre Amongst Mansions. Whether You Choose To Move In, Renovate, Or Create A Magnificent Custom-Built Dream Home, This Extraordinary Setting Provides The Perfect Canvas For A Truly Landmark Residence. Surrounded By Luxury Estates And Nestled Within A Remarkably Private And Serene Setting, This Exceptional Property Combines Unlimited Potential With An Unrivald Location. Its Most Captivating Feature Is The Breathtaking Panoramic Vista Overlooking A Spectacular Ravine And The Pristine Fairways Of Rosedale Golf And Country Club. An Expansive Canopy Of Mature Trees Frames The Landscape, Creating A Stunning Natural Backdrop That Evolves Beautifully Throughout The Seasons - From The Vibrant Colours Of Autumn To The Lush Greenery Of Summer - Offering A Rare Sense Of Tranquility And Seclusion In The Heart Of The City. Ideally Positioned Just Moments From The Granite Club, Rosedale Golf Club, And Some Of Canada's Most Highly Regarded Public And Private Schools, The Property Also Enjoys Convenient Access To Parks, Scenic Trails, TTC Transit, And Highways 401 And 404. An Exceptional Opportunity To Move In, Reimagine, Or Create A Legacy Estate In One Of Toronto's Most Coveted Residential Enclaves.

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

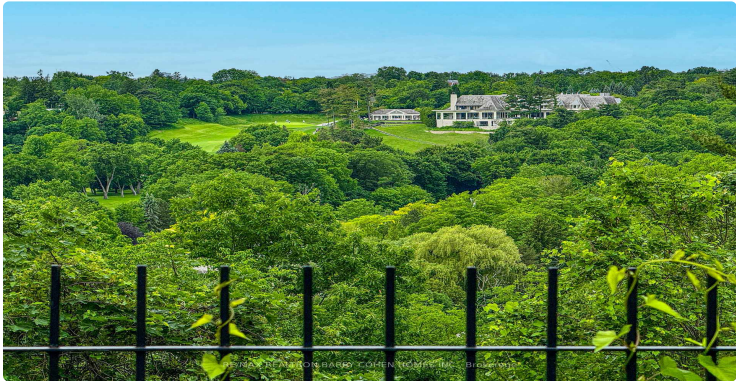
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	1 1/2 Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	West
AREA RANGE	3000-3500 sqft
PARKING	12 spaces
ANNUAL TAX	\$33,044
POSTAL CODE	M2L 1E3
NEIGHBOURHOOD	Bridle Path-Sunnybrook-York Mills

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Main	—	4 Pc Ensuite, Window, Closet

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 4	Second	—	Closet, Broadloom, Picture Window
Family Room	Main	—	Large Window, Combined w/Living, Broadloom
Dining Room	Main	—	W/O To Sunroom, Sliding Doors, Picture Window
Living Room	Main	—	Overlooks Pool, Fireplace, Combined w/Family
Recreation	Basement	—	Wainscoting, Pot Lights, Above Grade Window
Office	Main	—	Fireplace, Window, Hardwood Floor
Bedroom 2	Main	—	Picture Window, Closet, Broadloom
Kitchen	Main	—	Breakfast Area, Picture Window, Overlooks Backyard
Breakfast	Main	—	Combined w/Kitchen, Overlooks Backyard, Picture Window
Bedroom 3	Second	—	Picture Window, Closet, Broadloom

GALLERY



LISTING AGENT

Pavel Shaganenko

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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.