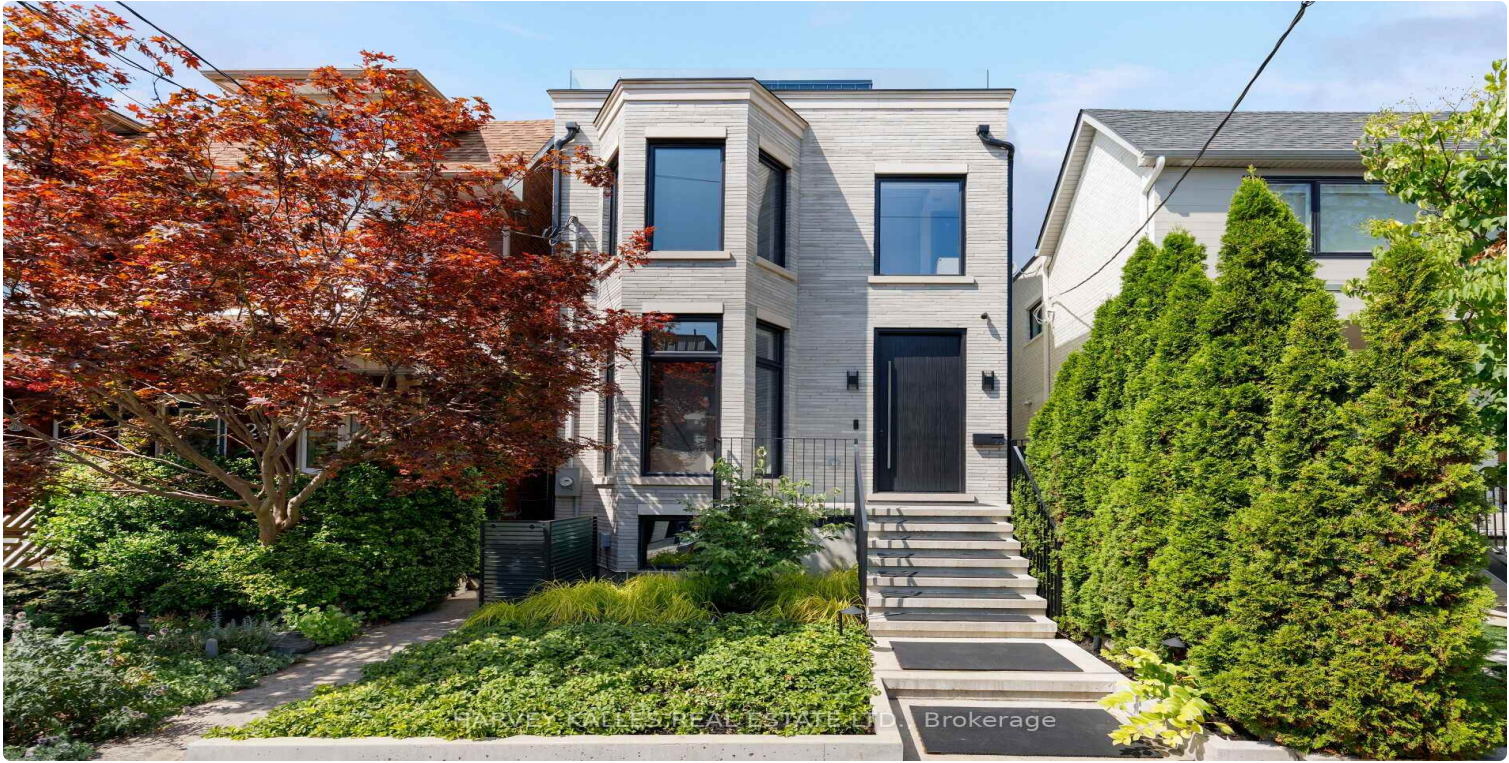




FOR SALE

DETACHED

MLS# C13752484

22 Foxley Street, Toronto, ON M6J 1R1

Trinity-Bellwoods, Toronto · M6J 1R1

C\$ 5,995,000

5	7	3,250	2	0-5	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A residence of this calibre has never before been seen in this iconic Trinity-Bellwoods neighbourhood. Finally, a home for someone who could live anywhere, but would rather live here. A pool, detached pool house and a cinema-grade home theatre, on a quiet street minutes from Toronto's best tables. 4,338 sq ft in total across four levels, completed in 2025, with 4 bedrooms and 6.5 baths. The house runs 62 feet deep, among the longest footprints downtown. Open the sliding glass walls and the main floor extends unbroken for close to a hundred feet, from the front door through to the pool house. Scavolini millwork. Rift-sawn white oak herringbone floors throughout. A kitchen with full-height cabinetry down both walls, an Orobico Luxe porcelain island and matching slab backsplash, with Sub-Zero, Miele and Wolf appliances fully integrated. Three bedrooms on the second floor, each with its own ensuite bath, alongside a formal laundry room. The entire third floor is the primary suite: 10'6" vaulted ceilings, gas fireplace, custom Scavolini dressing room with integrated lighting and island, 6-piece ensuite with heated floors, freestanding Victoria+Albert tub and steam shower, and two private terraces with skyline and CN Tower views. Below, a theatre engineered as a theatre, with dedicated HVAC, a 130-inch screen and JBL Synthesis sound. A cedar sauna. A gym. Hydronic heat under the floor. Outside, a custom hybrid plunge pool/hot tub with plexiglass viewing window, a custom outdoor kitchen with Dekton counters, 40" Blaze griddle and XL Big Green Egg. A detached pool house that opens to the water with 11'4" ceiling height. Lutron lighting, seven zones of Sonos, Ubiquiti networking and a monitored camera and alarm system, all owned outright. Nothing rented. Nothing waiting to be finished. Walk in any direction to Ossington, Trinity-Bellwoods Park, Little Italy, Queen West, King West, The Financial District and more.

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace
- ✓ New Build

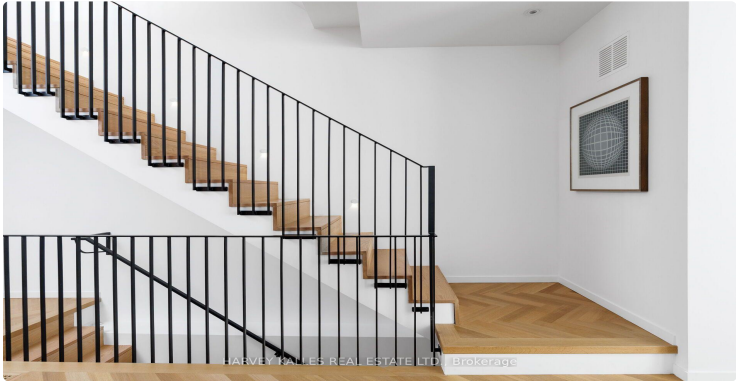
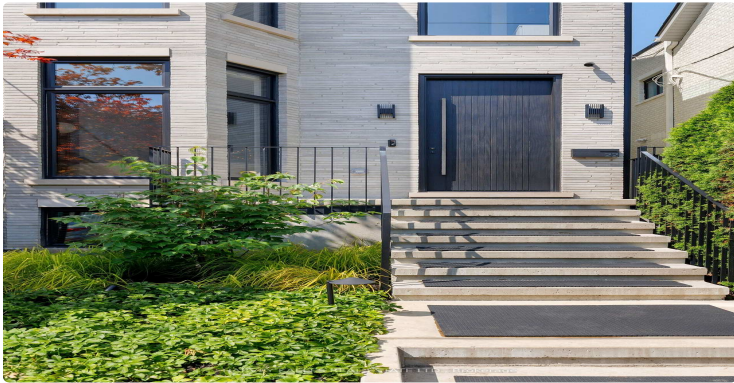
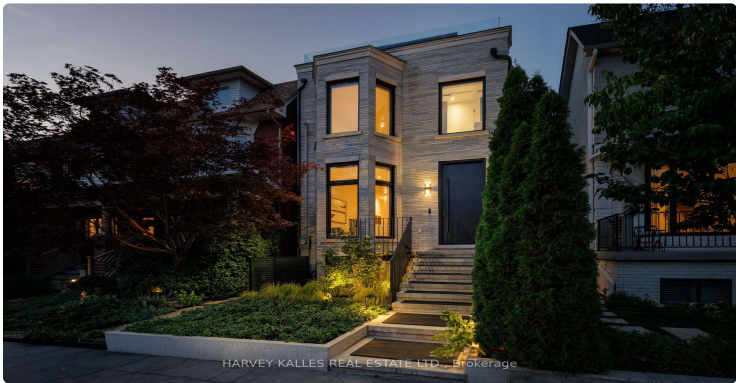
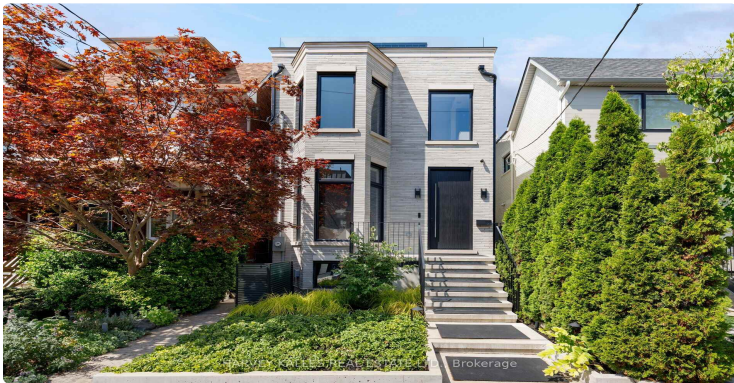
PROPERTY DETAILS

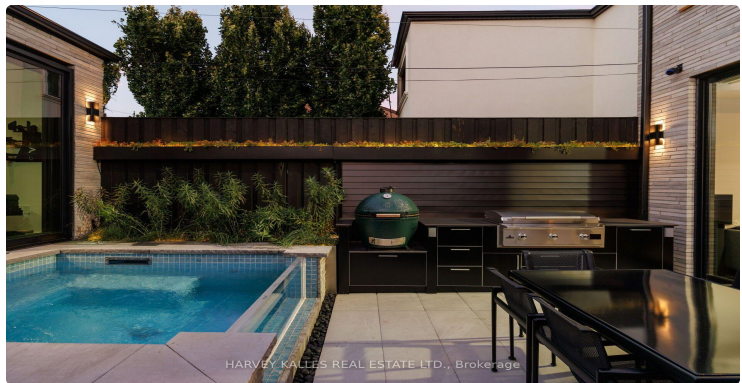
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Detached
BASEMENT	Full, Finished
FACING	North
AGE	0-5 years
AREA RANGE	3000-3500 sqft
PARKING	2 spaces
ANNUAL TAX	\$16,228
POSTAL CODE	M6J 1R1
NEIGHBOURHOOD	Trinity-Bellwoods

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Bay Window, Built-in Speakers
Dining Room	Main	—	Hardwood Floor, Large Window, Built-in Speakers
Kitchen	Main	—	B/I Appliances, Centre Island, Built-in Speakers
Family Room	Main	—	Hardwood Floor, Window Floor to Ceiling, W/O To Garden
Bedroom 2	Second	—	Hardwood Floor, Large Closet, 4 Pc Ensuite
Bedroom 3	Second	—	Hardwood Floor, Large Window, 3 Pc Ensuite
Bedroom 4	Second	—	Hardwood Floor, Large Closet, 3 Pc Ensuite
Laundry	Second	—	—
Primary Bedroom	Third	—	Vaulted Ceiling(s), Gas Fireplace, Window Floor to Ceiling
Other	Third	—	W/O To Terrace, South View, East View
Other	Third	—	W/O To Terrace, West View, North View
Other	Third	—	—
Recreation	Lower	—	Heated Floor, Illuminated Ceiling, Built-in Speakers
Other	Lower	—	3 Pc Bath, Sauna
Media Room	Lower	—	Broadloom, Accoustic Ceiling, Built-in Speakers

GALLERY





LISTING AGENT

Pavel Shaganenko

HARVEY KALLES REAL ESTATE LTD.

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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.