



FOR SALE SEMI-DETACHED MLS# C13779840

40 Summerhill Gardens, Toronto, ON M4T 1B4

Rosedale-Moore Park, Toronto · M4T 1B4

C\$ 3,895,000

5	5	4,250	3	16-30	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

40 Summerhill Gardens, an exceptional offering in the prestigious Summerhill & Yonge neighbourhood - where refined design meets the serenity of ravine living. This architecturally striking residence offers approximately 4,000 square feet above grade, thoughtfully designed to deliver both elegance and functionality across every level. The main floor unfolds with seamless sophistication, featuring expansive principal rooms ideal for both everyday living and upscale entertaining. A warm gas fireplace anchors the living space, while the open-concept layout flows effortlessly through the living, dining, and family areas. The chef-inspired kitchen is appointed with premium stainless steel appliances, sleek finishes, and ample workspace, perfectly suited for hosting or quiet family meals. Designed with privacy and versatility in mind, the home's 3+2 bedroom, 5 bathroom layout spans multiple levels, offering well-defined spaces for relaxation, work, and recreation. A standout home office, framed by a picturesque ravine backdrop, creates an inspiring work-from-home environment. The primary suite is a true retreat, complete with a spa-like 6-piece ensuite and generous proportions. Additional features include a fully customized home gym, a stylish and functional mudroom, and beautifully appointed secondary bedrooms. Outdoors, a spacious deck provides a tranquil setting for entertaining or unwinding, surrounded by lush ravine views. With parking for three vehicles, including a private garage, and just steps to transit, upscale shops, and acclaimed dining, this residence offers a rare blend of urban convenience and natural beauty-an extraordinary opportunity in one of Toronto's most sought-after enclaves.

FEATURES

- ✓ Garage
- ✓ Fireplace
- ✓ Cul de Sac/Dead End
- ✓ Greenbelt/Conservation
- ✓ Park
- ✓ Public Transit
- ✓ Ravine

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Semi-Detached
FACING	East
AGE	16-30 years
AREA RANGE	3500-5000 sqft
PARKING	3 spaces
ANNUAL TAX	\$17,693
POSTAL CODE	M4T 1B4
NEIGHBOURHOOD	Rosedale-Moore Park

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
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Bathroom	Main	—	2 Pc Bath
Kitchen	Main	—	Hardwood Floor, Centre Island, Combined w/Family
Bedroom 4	Lower	—	3 Pc Bath, Tile Floor
Exercise Room	Lower	—	Double Closet, Mirrored Walls, Halogen Lighting
Primary Bedroom	Second	—	Broadloom, 6 Pc Ensuite, Overlooks Ravine
Dining Room	Main	—	Hardwood Floor, Crown Moulding, Halogen Lighting
Utility Room	Lower	—	—
Media Room	Lower	—	Broadloom, W/O To Balcony, Window
Bathroom	Lower	—	4 Pc Bath, Skylight, Stone Floor
Living Room	Main	—	Hardwood Floor, Bay Window, Combined w/Dining
Workshop	Lower	—	—
Mud Room	Lower	—	Combined w/Laundry, Stone Floor, Side Door
Office	Lower	—	Broadloom, B/I Bookcase, Picture Window
Bedroom 3	Second	—	Broadloom, Double Closet, Window
Family Room	Main	—	Hardwood Floor, W/O To Ravine, Fireplace
Bedroom 2	Second	—	Broadloom, B/I Bookcase, Window

GALLERY





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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.