



FOR SALE

DETACHED

MLS# C13782120

22 Brookfield Road, Toronto, ON M2P 1A9

Bridle Path-Sunnybrook-York Mills, Toronto · M2P 1A9

C\$ 10,450,000

6	7	—	6	0-5	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Designed by renowned architect Stan Makow & Associates, 22 Brookfield Road offers approximately 9,882 sq. ft. of total living space on an exceptional ravine lot in prestigious Hoggs Hollow. Thoughtfully designed for both formal entertaining and comfortable family living, the residence combines timeless architecture, generous proportions, and a rare connection to nature in the heart of Toronto. The limestone and brick exterior opens to a resort inspired outdoor setting with a pool, pool house, covered terrace, and views into the surrounding valley landscape. The backyard feels private and protected, with mature trees creating a natural backdrop that is difficult to replicate in the city. Inside, expansive principal rooms, soaring ceilings, an elevator, five fireplaces, and beautifully proportioned living spaces create a refined and livable atmosphere. The residence features 5+1 bedrooms, 7 washrooms, generous family and recreation areas, and a layout that supports both everyday comfort and larger scale entertaining. Hoggs Hollow is one of Toronto's most distinctive residential enclaves, known for its winding streets, estate properties, ravine setting, and quiet country like character within the central part of the city. The neighbourhood offers a rare balance of privacy, land, and access. Ideally located an eight-minute walk from York Mills Subway Station, close to Highway 401, Yonge Street, private clubs, shopping, dining, and everyday amenities. Near many of Toronto's most respected schools, including Crescent School, Havergal College, Toronto French School, and highly regarded public schools. A rare opportunity to own a substantial custom residence in one of Toronto's most established and naturally beautiful neighbourhoods.

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Greenbelt/Conservation
- ✓ Park
- ✓ Public Transit
- ✓ Ravine
- ✓ School
- ✓ New Build

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Full
FACING	North
AGE	0-5 years
AREA RANGE	5000 + sqft
PARKING	6 spaces
ANNUAL TAX	\$44,542
POSTAL CODE	M2P 1A9
NEIGHBOURHOOD	Bridle Path-Sunnybrook-York Mills

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Heated Floor, Elevator, 2 Pc Bath
Living Room	Main	—	Window Floor to Ceiling, Gas Fireplace, Hardwood Floor
Dining Room	Main	—	Window Floor to Ceiling, B/I Shelves, Combined w/Living
Office	Main	—	B/I Bookcase, Pocket Doors, Panelled
Kitchen	Main	—	Breakfast Area, W/O To Patio, Pantry
Breakfast	Main	—	Combined w/Kitchen, W/O To Patio, Window Floor to Ceiling
Family Room	Main	—	B/I Shelves, Gas Fireplace, Overlooks Backyard
Mud Room	Main	—	Side Door, W/O To Garage, Mirrored Closet
Primary Bedroom	Second	—	W/O To Terrace, 5 Pc Ensuite, Gas Fireplace
Bedroom 2	Second	—	3 Pc Ensuite, Walk-In Closet(s), Hardwood Floor
Bedroom 3	Second	—	3 Pc Bath, Walk-In Closet(s), Window Floor to Ceiling
Bedroom 4	Second	—	3 Pc Bath, Walk-In Closet(s), B/I Shelves
Study	Second	—	Cathedral Ceiling(s), French Doors, Hardwood Floor
Bedroom 5	Basement	—	4 Pc Ensuite, Double Closet, Hardwood Floor
Recreation	Basement	—	Wet Bar, Gas Fireplace, B/I Closet
Exercise Room	Basement	—	3 Pc Bath, Window, Glass Doors
Media Room	Basement	—	Illuminated Ceiling

GALLERY





LISTING AGENT

Pavel Shaganenko

SOTHEBY'S INTERNATIONAL REALTY CANADA

Email: pshaganenko@gmail.com

Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.