



FOR SALE

DETACHED

MLS# C13811914

31 Bradgate Road, Toronto, ON M3B 1J6

Banbury-Don Mills, Toronto · M3B 1J6

C\$ 5,689,000

7	7	—	9	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 31 Bradgate Road, a custom-built residence on a quiet cul-de-sac in the heart of Banbury, one of Toronto's most sought-after family enclaves. Set on a pie-shaped lot that widens to 98 feet at the rear, the home backs directly onto the Don Mills walking and riding trail with its own private gate. Inside, approximately 8,000 square feet across three levels deliver 5+2 bedrooms, 7 baths and a private wheelchair-accessible elevator. The chef's kitchen is anchored by Sub-Zero and Wolf appliances, an oversized quartz island and a walk-in butler's pantry. The dining room showcases a 240-bottle custom wine wall and a double-sided custom built steel fireplace, while a fully integrated Elan smart-home system controls sound, blinds and lighting throughout. The office with its own entrance for meetings without clients entering the house. The soundproofed primary retreat offers a fireplace, private balcony, custom walk-in closet and a spa ensuite with Kohler steam shower and heated floors. Every bedroom has its own ensuite. The finished lower level, on radiant heated floors, features a home theatre, gym with basketball court, fitness room, wet bar and a self-contained in-law suite with separate entrance. The garage holds two car lifts with an EV charging rough-in. The location is exceptional. Catchment schools are Rippleton PS, Windfields MS (IB program) and York Mills CI, with Crescent School, TFS, Bayview Glen, Crestwood and Havergal minutes away. Edwards Gardens, Sunnybrook Park and Bond Park are steps from the door, and the Shops at Don Mills, Granite Club, Donalda Club and Sunnybrook Hospital are all close by. TTC service runs along Lawrence and Leslie, with Eglinton Crosstown LRT stations at Leslie and Eglinton, and Highways 401, 404 and the DVP are minutes away for a quick trip downtown or out of the city. A rare combination of craftsmanship, technology and location in a neighborhood that has long held its value.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Cul de Sac/Dead End
- ✓ Fenced Yard
- ✓ Park
- ✓ Public Transit
- ✓ School

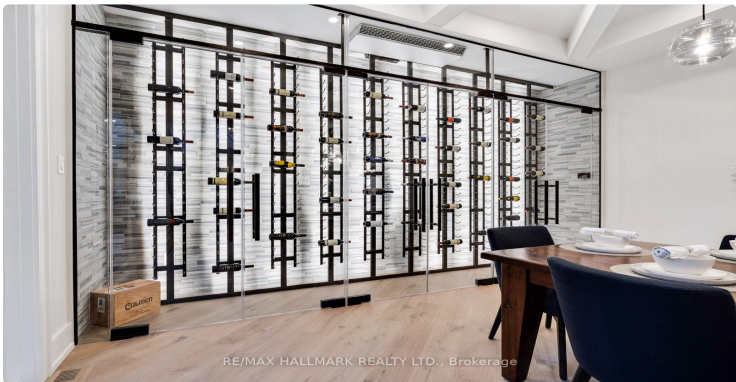
PROPERTY DETAILS

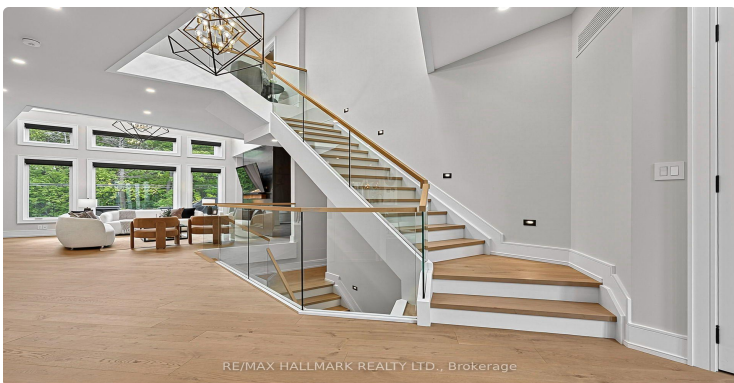
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Separate Entrance
FACING	East
AREA RANGE	5000 + sqft
PARKING	9 spaces
ANNUAL TAX	\$26,296
POSTAL CODE	M3B 1J6
NEIGHBOURHOOD	Banbury-Don Mills

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	5.00 x 3.41	Fireplace, Coffered Ceiling(s), Built-in Speakers
Family Room	Main	5.00 x 5.22	2 Way Fireplace, Overlooks Backyard
Kitchen	Main	5.72 x 4.60	W/O To Sundeck, Pantry, Eat-in Kitchen
Dining Room	Main	3.84 x 4.00	2 Way Fireplace, W/O To Patio, Coffered Ceiling(s)
Office	Main	3.69 x 4.60	Fireplace, Side Door, Built-in Speakers
Primary Bedroom	Second	4.57 x 5.82	7 Pc Ensuite, Fireplace, W/O To Balcony
Bedroom 2	Second	3.78 x 3.20	B/I Closet, W/O To Balcony, 3 Pc Ensuite
Bedroom 3	Second	3.78 x 4.21	B/I Closet, 5 Pc Ensuite, Hardwood Floor
Bedroom 4	Second	3.78 x 3.86	B/I Closet, 5 Pc Ensuite, Hardwood Floor
Bedroom 5	Second	4.02 x 5.54	B/I Closet, 3 Pc Ensuite, Overlooks Frontyard
Bedroom	Basement	3.05 x 4.21	B/I Closet, 3 Pc Ensuite, Above Grade Window
Bedroom	Basement	3.38 x 3.84	B/I Closet, Above Grade Window

GALLERY





LISTING AGENT

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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.