



FOR SALE

DETACHED

MLS# C13812228

95 Riverview Drive, Toronto, ON M4N 3C6

Lawrence Park North, Toronto · M4N 3C6

C\$ 7,999,000

5	5	4,250	6	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Riverview House is a rare architectural statement overlooking Rosedale Golf Club, quietly positioned within the exclusive enclave of Teddington Park. Designed by Bruce Kuwabara and built to sit within the ravine, not on it, the home embodies a seamless dialogue between modern design and its natural setting, where architecture and nature exist in perfect balance. Expansive glass curtain walls dissolve the boundary between indoors and out, inviting light to move freely through the home while framing uninterrupted views of the surrounding landscape. A reflecting pool captures sunlight and casts its reflections across the living room ceiling, creating an ever changing play of light throughout the day. Reclaimed elm flooring, milled from historic factory beams, and ipe wood detailing bring warmth and texture to the home's clean contemporary lines. The entire main level flows seamlessly, anchored by a chef's kitchen with an oversized marble island as its focal point. Open living and dining spaces unfold around it, with a wood burning fireplace bringing warmth and intimacy to the living room. A sculptural single piece steel staircase beneath a dramatic skylight leads to the upper level, where the primary suite appears to float above the ravine, evoking the feeling of a private treehouse, complemented by a spa inspired marble ensuite. Two additional bedrooms and an open den complete the upper level, with a discreet guest suite and 4 piece bath on the main floor. The lower level, with heated concrete floors, offers a comfortable space ideal for relaxing, watching TV or working out. Outdoors, a hot tub, sauna and cold plunge create a private wellness retreat immersed in nature. Green roofs, a permeable driveway, radiant floor heating and high efficiency zoned systems reflect the home's thoughtful sustainable design. Moments from Toronto's top private schools, including Havergal, Crescent and Toronto French School, Riverview House is a residence of rare distinction.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Golf
- ✓ Ravine
- ✓ Wooded/Treed
- ✓ School

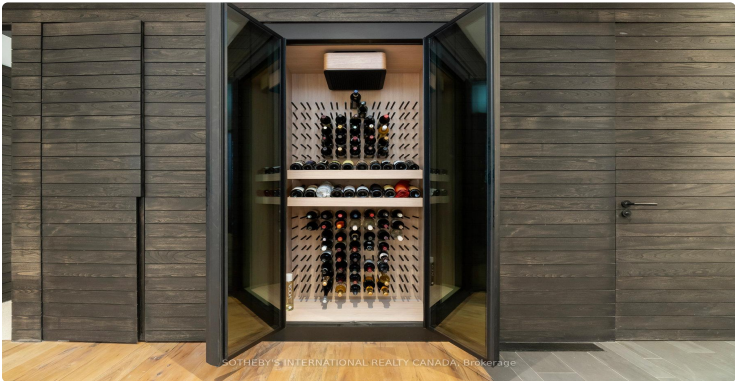
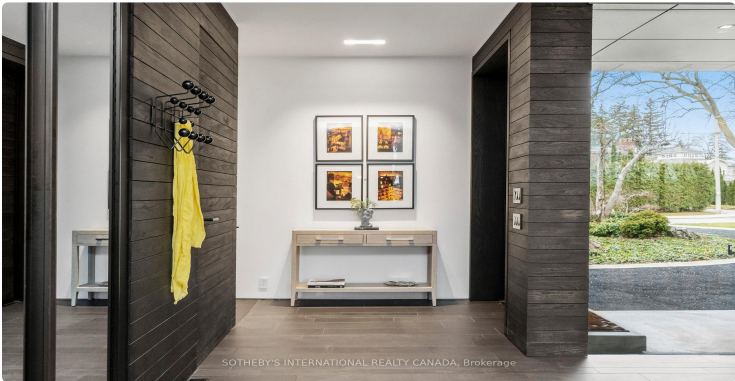
PROPERTY DETAILS

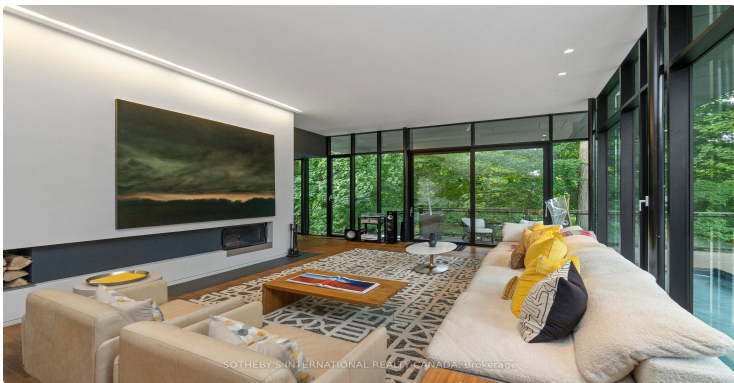
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Walk-Out
FACING	North
AREA RANGE	3500-5000 sqft
PARKING	6 spaces
ANNUAL TAX	\$38,677
POSTAL CODE	M4N 3C6
NEIGHBOURHOOD	Lawrence Park North

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Ground	5.98 x 5.02	Open Concept, Combined w/Family, Window Floor to Ceiling
Family Room	Ground	5.99 x 2.34	Fireplace, Overlooks Ravine, W/O To Deck
Dining Room	Ground	—	Overlooks Ravine, Hardwood Floor, Window Floor to Ceiling
Kitchen	Ground	4.88 x 2.29	Open Concept, Centre Island, Overlooks Backyard
Breakfast	Ground	5.39 x 2.49	Combined w/Kitchen, Open Concept, W/O To Patio
Bedroom 4	Ground	5.81 x 3.67	3 Pc Ensuite, Window Floor to Ceiling, Overlooks Garden
Primary Bedroom	Second	6.11 x 5.41	Overlooks Ravine, 6 Pc Ensuite, Walk-In Closet(s)
Bedroom 2	Second	5.67 x 3.83	3 Pc Bath, Window Floor to Ceiling, Large Closet
Bedroom 3	Second	8.55 x 4.06	Hardwood Floor, Overlooks Frontyard, Window Floor to Ceiling
Den	Second	8.37 x 8.13	Skylight, Hardwood Floor, Window Floor to Ceiling
Recreation	Lower	—	Concrete Floor, 3 Pc Bath, Walk-Out

GALLERY





Pavel Shaganenko

SOTHEBY'S INTERNATIONAL REALTY CANADA

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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.