



KELLER WILLIAMS REFERRED URBAN REALTY, Brokerage

FOR SALE

DETACHED

MLS# C13835630

27 Berkinshaw Crescent, Toronto, ON M3B 2T1

Banbury-Don Mills, Toronto · M3B 2T1

C\$ 4,788,000

5	6	4,250	6	0-5	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Thoughtfully envisioned and executed by renowned Arklab Design Build, this custom residence is a study in modern architecture balanced with the warmth and practicality of a true family home. Featured on Amazon's Luxe Listings Toronto, the home is flooded with natural light and occupies a generous lot on a quiet crescent. Beyond the solid mahogany entry door, a dramatic double-height dining room, sculptural red-oak staircase and glass railings make an immediate impression without feeling overstated. The main living spaces unfold naturally around the home's central gathering points. The kitchen is designed for serious cooking and entertaining, with two substantial islands and Wolf and Thermador appliances. The adjoining family room centres on a three-sided gas fireplace, custom bar and wine display, while an architectural ethanol fireplace gives the living room its own distinctive character. Upstairs, all four bedrooms feature private ensuites, giving every family member a sense of their own space. The primary suite is particularly considered, with his-and-hers closets, a custom entertainment unit and a heated ensuite featuring a skylit shower that draws in natural light. The lower level is equally impressive, with soaring ceilings, polished concrete, heated floors, two additional bedrooms, awalkout and wet bar. Technology is seamlessly integrated throughout: smart-home controls, built-in speakers, smart PDLC window film, security cameras and battery-operated blinds complement the design. Outside, a heated front porch, walkway and driveway add year-round comfort. A two-car garage and driveway parking for four additional vehicles ensure the practical details are as carefully resolved as the architectural ones. Dramatic yet comfortable, highly designed yet genuinely livable, and sophisticated without sacrificing the ease of family life, this is a rare combination of architectural pedigree, generous scale and thoughtful execution.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Golf
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School
- ✓ New Build

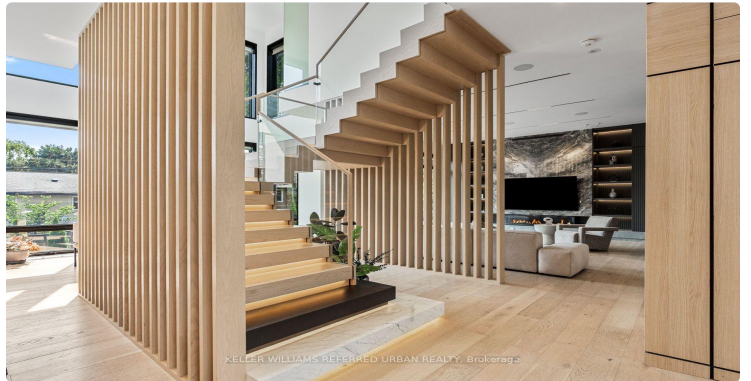
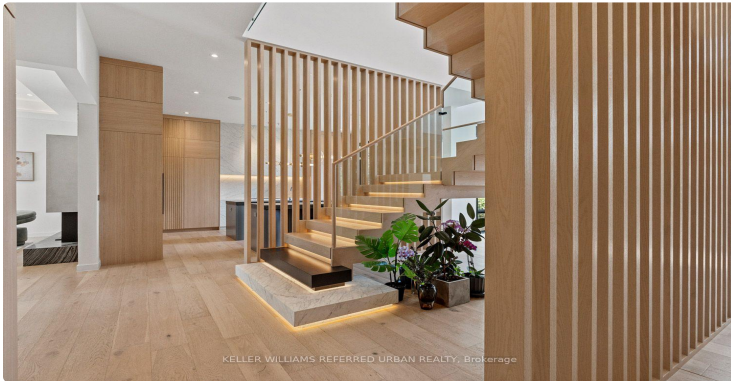
PROPERTY DETAILS

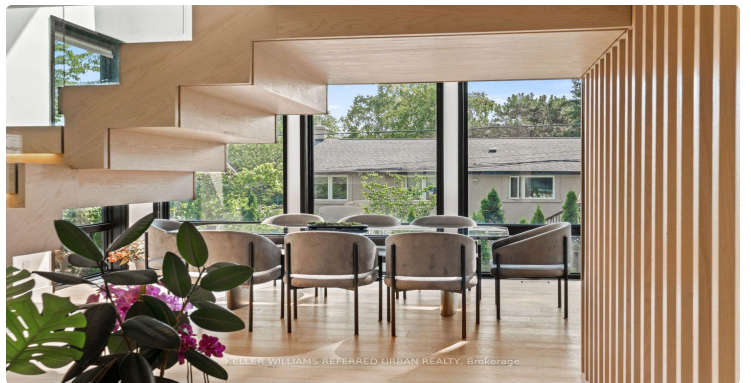
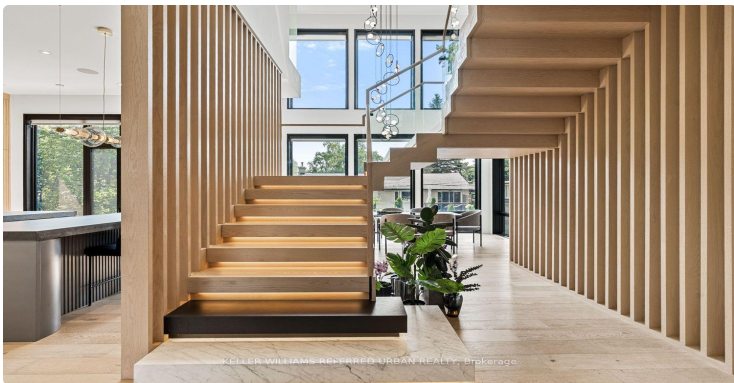
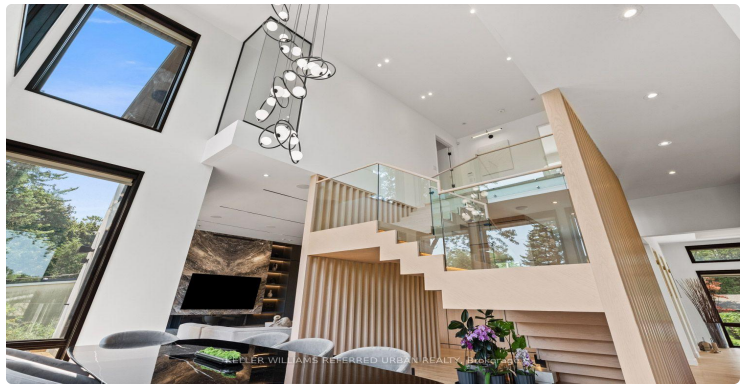
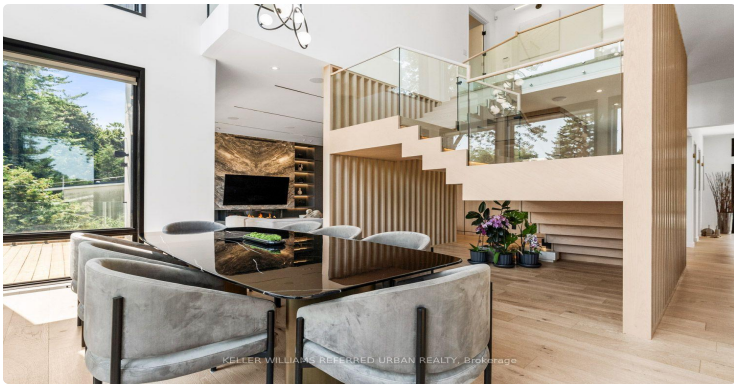
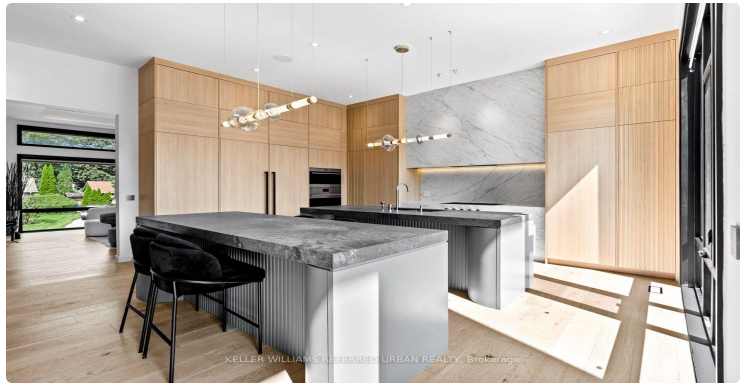
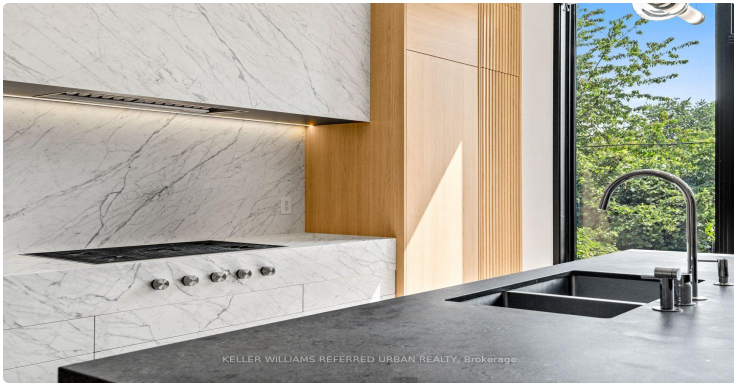
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Walk-Up
FACING	East
AGE	0-5 years
AREA RANGE	3500-5000 sqft
PARKING	6 spaces
ANNUAL TAX	\$17,879
POSTAL CODE	M3B 2T1
NEIGHBOURHOOD	Banbury-Don Mills

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Office	Main	—	Overlooks Frontyard, B/I Shelves
Family Room	Main	—	Fireplace, W/O To Deck, B/I Shelves
Dining Room	Main	—	Window, Hardwood Floor
Kitchen	Main	—	B/I Appliances, Centre Island, Large Window
Living Room	Main	—	Fireplace, Overlooks Frontyard, Pot Lights
Primary Bedroom	Second	—	His and Hers Closets, 5 Pc Ensuite, Overlooks Backyard
Bedroom 2	Second	—	3 Pc Ensuite, Walk-In Closet(s), Overlooks Backyard
Bedroom 3	Second	—	3 Pc Ensuite, Large Closet, Overlooks Frontyard
Bedroom 4	Second	—	4 Pc Ensuite, Large Closet, Overlooks Frontyard
Recreation	Basement	—	Open Concept, Wet Bar, W/O To Yard
Exercise Room	Basement	—	Pot Lights, Concrete Floor
Bedroom 5	Basement	—	Closet, Pot Lights
Laundry	Basement	—	Laundry Sink
Cold Room/Cantina	Basement	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

KELLER WILLIAMS REFERRED URBAN REALTY

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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.