



CENTURY 21 REGAL REALTY INC. Brokerage

FOR SALE

DETACHED

MLS# C13836588

11 Montessor Drive, Toronto, ON M2P 1Y9

St. Andrew-Windfields, Toronto · M2P 1Y9

C\$ 2,900,000

5	4	3,250	8	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Rarely available, this premium ravine-backed property presents an exceptional opportunity in the heart of St. Andrew-Windfields. Set on an approximately 12,800 sq. ft. lot, this may be one of the largest ravine lots in the area, offering exceptional privacy, a deep rear yard, mature landscaping, and a natural ravine setting rarely found in this sought-after neighbourhood. Build your dream home with the benefit of approved plans and permits already in place, making this a truly shovel-ready opportunity. Whether you're looking to bring the existing vision to life or create a custom residence of your own, the possibilities are exceptional. Surrounded by impressive custom homes and mature greenery, the property is ideally located near top-rated schools, Bayview Avenue amenities, York Mills, parks, and major transit routes. Opportunities to acquire a ravine lot of this size, with plans and permits in place, are exceptionally rare. A unique opportunity for an end-user, builder, or investor to secure a substantial parcel in one of North York's most established neighbourhoods.

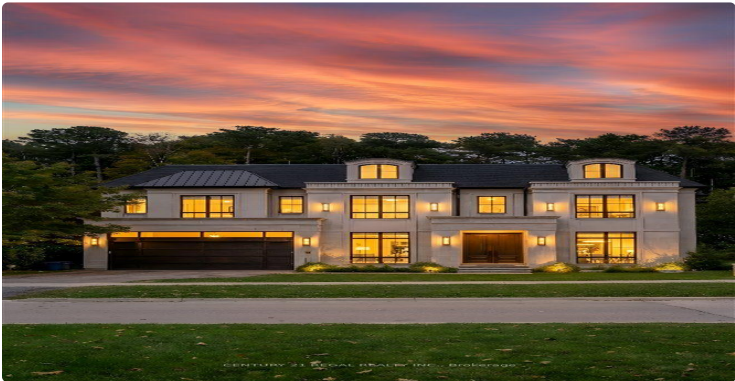
FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Backsplit 3
PROPERTY TYPE	Detached
BASEMENT	Other
FACING	South
AREA RANGE	3000-3500 sqft
PARKING	8 spaces
ANNUAL TAX	\$14,252
POSTAL CODE	M2P 1Y9
NEIGHBOURHOOD	St. Andrew-Windfields

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.