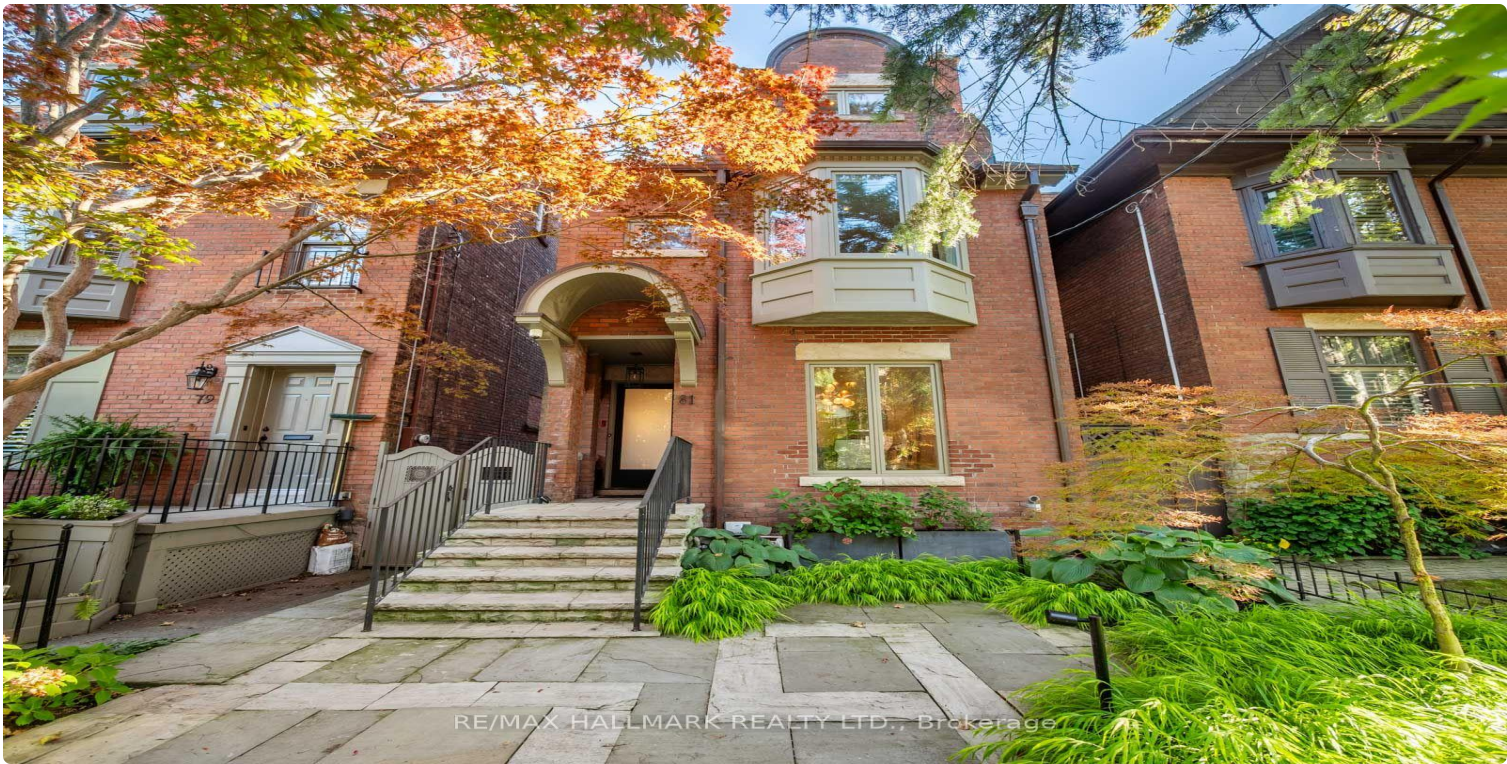




FOR SALE

DETACHED

MLS# C13840266

# 81 Macpherson Avenue, Toronto, ON M5R 1W7

Annex, Toronto · M5R 1W7

## C\$ 5,395,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 5        | 4         | 2,250 | 2       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

A Rare Summerhill Residence Where Design, Space & Location Come Together. Welcome to 81 Macpherson Avenue, an exceptional 3-storey detached home offering approximately 2,500 sq. ft. plus a finished lower level in one of Toronto's most coveted neighbourhoods. Thoughtfully designed for sophisticated city living, this 4+1 bedroom, 3.5 bathroom residence combines contemporary style, exceptional functionality and true turnkey comfort. Large windows and skylights flood the home with natural light, creating bright, airy interiors throughout. All mechanical systems have been upgraded, offering added comfort and peace of mind. The beautifully appointed kitchen features a Sub-Zero integrated fridge/freezer, Wolf 6-burner gas range, Dacor stainless steel built-in wall oven and Wolf built-in microwave, and flows seamlessly into the living spaces and private rear outdoor space. A standout feature is the heated rear patio, providing a snow-free connection from the garage to the house, an incredible convenience during Toronto winters. Upstairs, generously proportioned bedrooms offer privacy and comfort, with heated floors in both upper-level bathrooms. Crowning the home is a spectacular rooftop terrace with stunning views of the downtown Toronto skyline, perfect for entertaining or relaxing above the city. The finished lower level provides flexible space for guests, a home office, gym and or a recreation room. The rare double garage features in-floor radiant heating (separate system), an epoxy-finished floor, skylight and adjoining cabana, adding another level of year-round comfort and functionality. Set in the heart of Summerhill, steps to Yonge Street shops, restaurants and cafés, Summerhill subway station and minutes to Rosedale, Yorkville and downtown Toronto. Space, light, luxury and location-experience Summerhill living at its best. Book your private showing of 81 Macpherson Avenue today. See List of Inclusions for All the Upgrades.

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Public Transit
- ✓ School
- ✓ Library
- ✓ Park
- ✓ Place Of Worship

### PROPERTY DETAILS

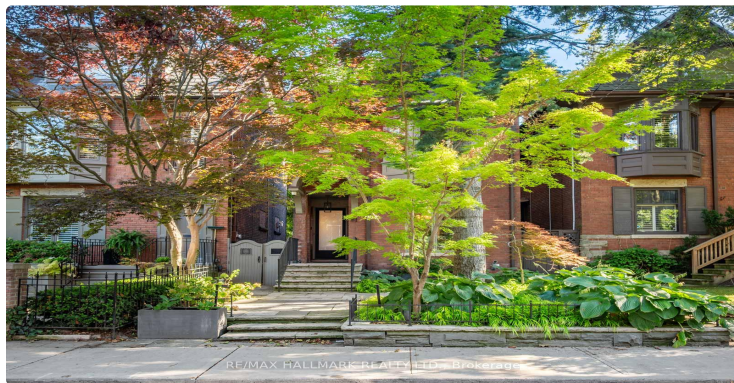
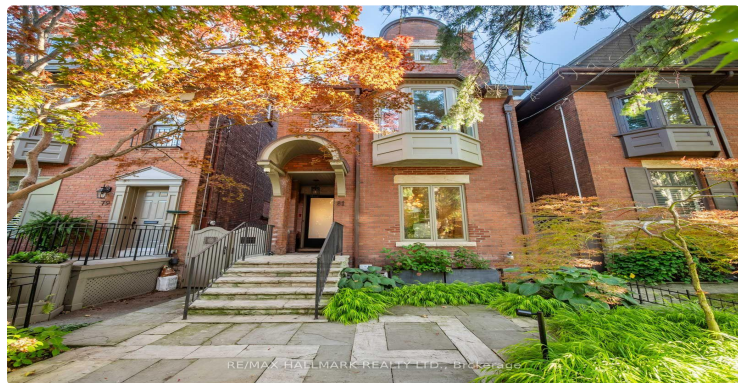
|                |                |
|----------------|----------------|
| PROPERTY TYPE  | Detached       |
| LISTING STATUS | For Sale       |
| STYLE          | 3-Storey       |
| PROPERTY TYPE  | Detached       |
| BASEMENT       | Finished       |
| FACING         | South          |
| AREA RANGE     | 2000-2500 sqft |
| PARKING        | 2 spaces       |
| ANNUAL TAX     | \$18,762       |
| POSTAL CODE    | M5R 1W7        |
| NEIGHBOURHOOD  | Annex          |

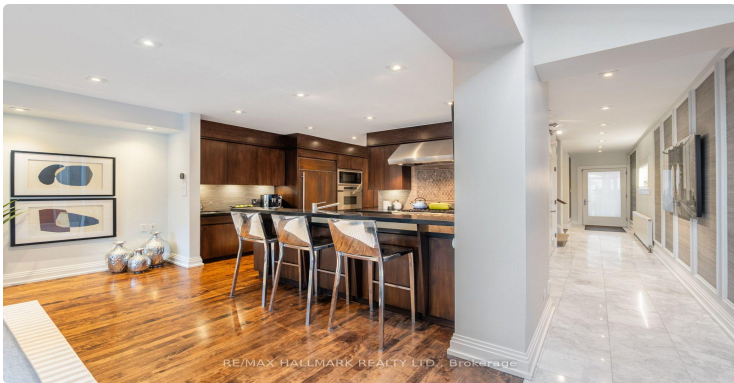
## ROOM BREAKDOWN

| ROOM            | LEVEL  | DIMENSIONS | FEATURES                                            |
|-----------------|--------|------------|-----------------------------------------------------|
| Foyer           | Main   | —          | —                                                   |
| Dining Room     | Main   | —          | Bay Window, Hardwood Floor, Marble Fireplace        |
| Kitchen         | Main   | —          | Hardwood Floor, Stainless Steel Appl, Breakfast Bar |
| Family Room     | Main   | —          | Bay Window, Hardwood Floor, Pot Lights              |
| Primary Bedroom | Second | —          | Hardwood Floor, Walk-In Closet(s), 5 Pc Ensuite     |
| Bedroom 2       | Second | —          | Hardwood Floor, Bay Window, Fireplace               |
| Bedroom 3       | Third  | —          | Broadloom, Window, Closet                           |
| Bedroom 4       | Third  | —          | W/O To Deck, Sliding Doors, Closet                  |
| Recreation      | Lower  | —          | Broadloom, Pot Lights, 3 Pc Bath                    |
| Bedroom         | Lower  | —          | Broadloom, Pot Lights, Closet                       |
| Laundry         | Lower  | —          | —                                                   |

## GALLERY

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## LISTING AGENT

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**Pavel Shaganenko**

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.