



RE/MAX REALTRON BARRY COHEN HOMES INC., Brokerage

FOR SALE

DETACHED

MLS# C13882080

34 Greengate Road, Toronto, ON M3B 1E8

Banbury-Don Mills, Toronto · M3B 1E8

C\$ 6,680,000

7	8	—	9	0-5	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A Distinguished Custom-Built Residence In The Prestigious York Mills Enclave, Offering Timeless Architecture, Refined Interiors, And An Exceptional Setting. Privately Situated On A Quiet Street Just Moments From Edwards Gardens And The Bridle Path, This Impressive Home Occupies A Rare 120-Ft-Wide Lot, Surrounded By Some Of Toronto's Most Coveted Estates. Thoughtfully Designed With An Emphasis On Scale, Craftsmanship, And Functionality, The Interiors Feature Soaring Ceilings, Herringbone Hardwood Flooring, Imported Radiant Heated Floors, And Beautifully Appointed Finishes Throughout. Generously Proportioned Living And Dining Rooms Provide An Elegant Setting For Entertaining, While The Chef's Kitchen, Complete With A Sun-Filled Breakfast Area, Flows Seamlessly Into The Inviting Family Room. A Private Main-Floor Office, Spacious Mudroom, And Built-In Elevator Add Comfort And Convenience. The Upper Level Features A Beautifully Appointed Primary Suite With A Spa-Inspired Ensuite And Expansive Walk-In Closet, Complemented By Four Additional Bedrooms, Each With Its Own Private Ensuite. Designed For Both Relaxation And Entertaining, The Fully Finished Lower Level Offers A Spacious Recreation Room, Wet Bar, Home Theatre, Fitness Room, And Nanny/In-Law Suite, Complete With Radiant Heated Floors. Ideally Located Near Renowned Schools, Scenic Parks, Premier Shopping, And Convenient Transit, This Remarkable Property Offers An Outstanding Opportunity To Enjoy Estate Living In One Of Toronto's Most Desirable Neighbourhoods.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Park
- ✓ Public Transit
- ✓ School
- ✓ New Build

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	South
AGE	0-5 years
AREA RANGE	5000 + sqft
PARKING	9 spaces
ANNUAL TAX	\$29,130
POSTAL CODE	M3B 1E8
NEIGHBOURHOOD	Banbury-Don Mills

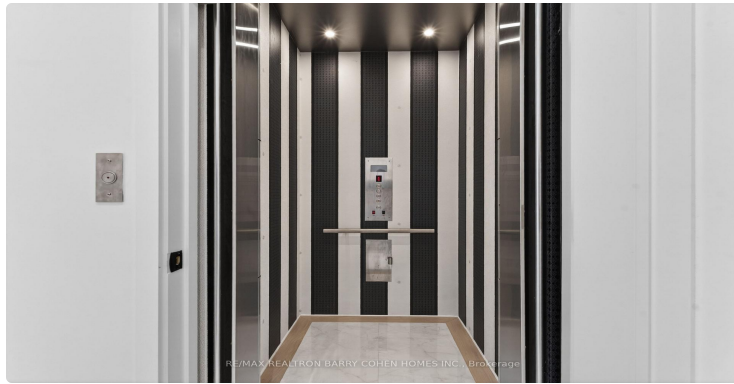
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
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Living Room	Main	5.09 x 5.18	Hardwood Floor, Gas Fireplace, Large Window
Dining Room	Main	3.90 x 3.13	Hardwood Floor, Picture Window, Overlooks Frontyard
Kitchen	Main	4.02 x 3.41	Breakfast Area, Centre Island, Hardwood Floor
Family Room	Main	4.26 x 2.74	2 Way Fireplace, Hardwood Floor, Walk-Out
Library	Main	3.53 x 3.53	Hardwood Floor, B/I Bookcase, 2 Way Fireplace
Primary Bedroom	Second	3.53 x 2.77	6 Pc Ensuite, Walk-In Closet(s), Hardwood Floor
Bedroom 2	Second	8.53 x 3.96	Picture Window, Hardwood Floor, 3 Pc Ensuite
Bedroom 3	Second	4.20 x 3.96	3 Pc Ensuite, Picture Window, Hardwood Floor
Bedroom 4	Second	—	Hardwood Floor, 3 Pc Ensuite, Picture Window
Bedroom 5	Second	—	Picture Window, Hardwood Floor, 4 Pc Ensuite
Recreation	Lower	—	Heated Floor, Wet Bar, Walk-Out
Media Room	Lower	—	Broadloom, Hidden Lights, Wall Sconce Lighting
Exercise Room	Lower	—	Glass Doors, Mirrored Walls, Panelled
Bedroom	Lower	—	Heated Floor, Hardwood Floor, 4 Pc Bath
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GALLERY





LISTING AGENT

Pavel Shaganenko

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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.