



FOR SALE

DETACHED

MLS# C14027922

94 Roxborough Drive, Toronto, ON M4W 1X1

Rosedale-Moore Park, Toronto · M4W 1X1

C\$ 4,650,000

3	3	2,250	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A rare blend of sophistication, privacy & serenity at 94 Roxborough Drive, an extraordinary North Rosedale residence. Nestled beneath a lush canopy of mature trees with no immediate houses on either side, this architectural gem offers a peaceful retreat just minutes from downtown. Originally built in the 1950s by Howard Chapman, son of renowned Canadian architect Alfred Chapman, the home was extensively renovated in 2021, marrying its architectural heritage with contemporary design & exceptional craftsmanship. Spanning approximately 3,000 sq. ft., light-filled interiors feature refined entertaining spaces, 3 beautifully appointed full bathrooms & flexible bedroom configurations. At the heart of the home, a spectacular custom kitchen boasts a 13' island, 8' picture window overlooking the forest-like gardens, Canadian granite counters, bespoke cabinetry, Wolf gas cooktop, steam oven, warming drawer & Miele dishwasher. The adjoining great room evokes the warmth of a luxurious modern chalet, with soaring ceilings, loft, gas fireplace & white oak flooring. Architectural details include a marble foyer, bevelled-glass entry, designer lighting & sculptural staircase. The private upper-level primary suite offers a luxurious ensuite, separate shower room & elegant dressing room. A versatile office or additional bedroom enjoys tranquil treetop views. A secluded side terrace provides an intimate setting for outdoor dining & entertaining. Automatic blinds, 1.5-car garage & private double driveway add everyday convenience. Featured in an international architecture publication & luxury home series, this remarkable property offers the presence of a larger estate without its maintenance demands. Steps to Summerhill Market & ravine trails, with Yonge St., transit, shops & fine dining nearby. A rare opportunity to own an exceptional North Rosedale sanctuary where architecture, nature & urban living exist in perfect harmony.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ School
- ✓ Wooded/Treed
- ✓ Fenced Yard
- ✓ Park
- ✓ Place Of Worship
- ✓ Ravine

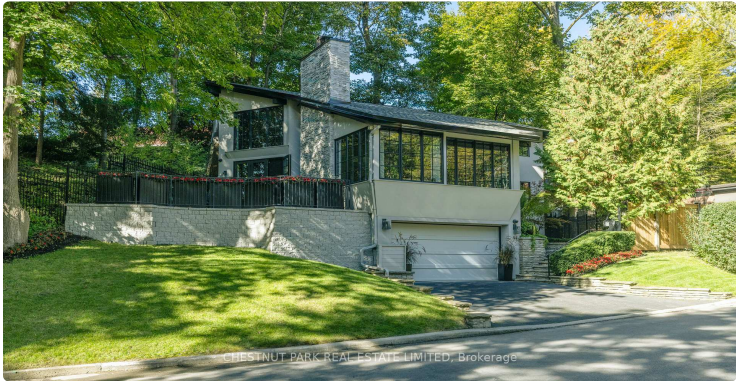
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	North
AREA RANGE	2000-2500 sqft
PARKING	3 spaces
ANNUAL TAX	\$20,786
POSTAL CODE	M4W 1X1
NEIGHBOURHOOD	Rosedale-Moore Park

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	1.66 x 1.66	Walk-Up, Hardwood Floor, Pot Lights
Great Room	Main	5.38 x 5.18	Gas Fireplace, Hardwood Floor, Cathedral Ceiling(s)
Dining Room	Main	4.62 x 4.14	Open Concept, Hardwood Floor, W/O To Terrace
Kitchen	Main	3.61 x 3.43	Centre Island, Hardwood Floor, W/O To Garden
Den	Main	4.57 x 4.32	Overlooks Garden, Hardwood Floor, 4 Pc Ensuite
Primary Bedroom	Second	4.57 x 4.01	B/I Closet, Hardwood Floor, 5 Pc Ensuite
Bedroom 2	Second	4.09 x 3.56	Skylight, Hardwood Floor, Overlooks Living
Family Room	Lower	5.72 x 4.37	Above Grade Window, Hardwood Floor, Gas Fireplace
Office	Second	3.43 x 2.97	Closet, Hardwood Floor, Semi Ensuite
Bedroom	Lower	—	Window, Hardwood Floor, 4 Pc Bath
Mud Room	Lower	4.09 x 3.20	Combined w/Laundry, Access To Garage
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GALLERY





LISTING AGENT

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.