



KELLER WILLIAMS REFERRED URBAN REALTY, Brokerage

FOR SALE

DETACHED

MLS# C14120862

35 Lloydminster Crescent, Toronto, ON M2M 2R9

Newtonbrook East, Toronto · M2M 2R9

C\$ 3,350,000

6	8	4,250	6	0-5	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

****An exceptional expression of timeless elegance and contemporary luxury, this custom-built estate is gracefully situated on a premium 53 x 161 ft. east-facing lot at 35 Lloydminster Crescent in one of North York's most coveted enclaves. Offering over 4,446 sq. ft. of meticulously designed living space with soaring ceilings (10ft main, 9ft second, 10ft lower), this residence seamlessly blends refined craftsmanship with modern technology, featuring a private elevator serving all levels, Control4 smart home automation, smart LED lighting, and dual HVAC/HRV systems. Designed for both grand hosting and family living, the main level welcomes you with expansive windows, formal living and dining rooms, a private home office, and a chef's kitchen appointed with premium JennAir built-in appliances, an oversized fridge/freezer, gas cooktop, and built-in coffee station that opens to the sunlit family room. The upper level offers 5 generously proportioned bedrooms, each with its own private ensuite, including a tranquil primary suite featuring a spa-inspired 7-piece ensuite with heated floors and a steam shower. The walk-up lower level extends the home's versatility with radiant heated floors throughout and a fully equipped 2-bedroom suite with direct access to the backyard. Outdoors, professionally landscaped grounds create a private oasis featuring a spacious wood deck overlooking a sparkling swimming pool surrounded by mature greenery. Perfectly positioned moments from Bayview Village, top-ranked public and private schools, pristine parks, fine dining, and transit along the Yonge & Bayview corridors.**

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace
- ✓ Park
- ✓ Fenced Yard
- ✓ Public Transit
- ✓ School
- ✓ Place Of Worship
- ✓ Clear View
- ✓ New Build

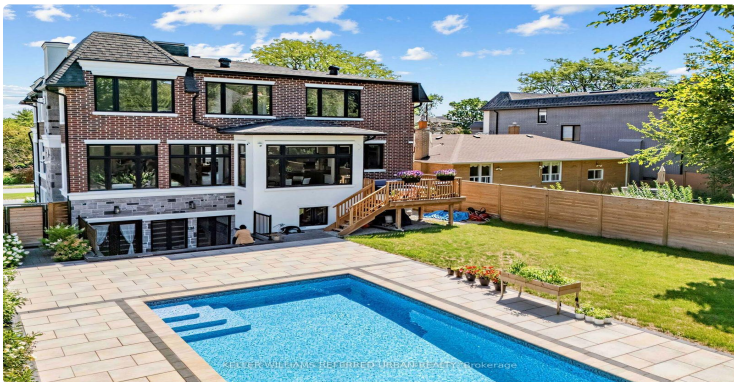
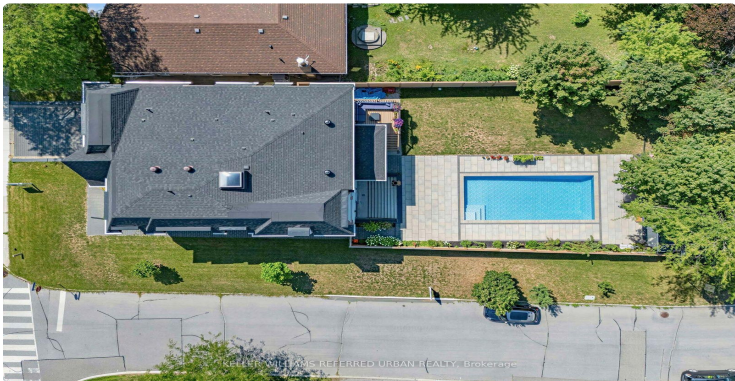
PROPERTY DETAILS

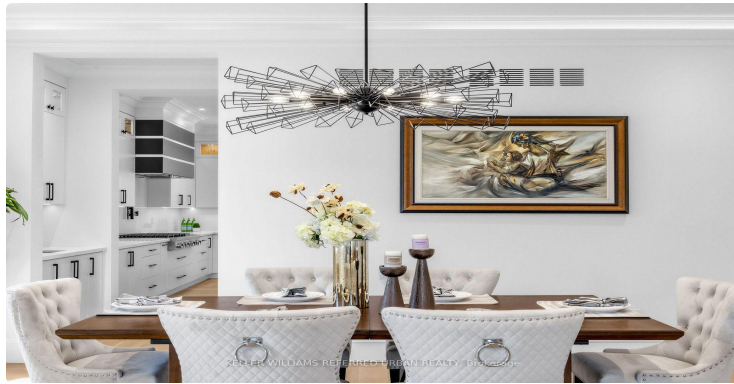
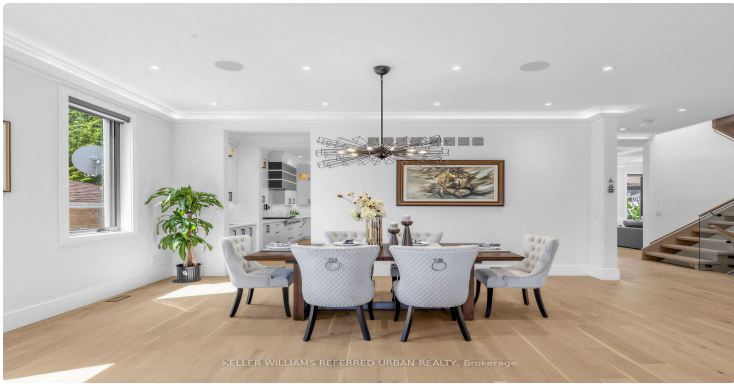
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out, Separate Entrance
FACING	East
AGE	0-5 years
AREA RANGE	3500-5000 sqft
PARKING	6 spaces
ANNUAL TAX	\$19,405
POSTAL CODE	M2M 2R9
NEIGHBOURHOOD	Newtonbrook East

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Library	Ground	—	B/I Bookcase, Window, Pot Lights
Family Room	Ground	—	Fireplace, Moulded Ceiling, Hardwood Floor
Dining Room	Ground	—	Hardwood Floor, Combined w/Living, Pot Lights
Bedroom	Ground	—	4 Pc Ensuite, Window, Hardwood Floor
Family Room	Ground	—	Coffered Ceiling(s), Fireplace, Hardwood Floor
Breakfast	Ground	—	Combined w/Kitchen, Hardwood Floor, Pot Lights
Kitchen	Ground	—	Centre Island, Quartz Counter, Combined w/Family
Primary Bedroom	Second	—	5 Pc Ensuite, Walk-In Closet(s), Pot Lights
Bedroom 2	Second	—	3 Pc Ensuite, Hardwood Floor, Pot Lights
Bedroom 3	Second	—	4 Pc Ensuite, Hardwood Floor, Pot Lights
Bedroom 4	Second	—	3 Pc Ensuite, Hardwood Floor, Pot Lights
Recreation	Basement	—	Pot Lights, Window, Hardwood Floor
Bedroom 5	Basement	—	Pot Lights, Window, Hardwood Floor
Common Room	Basement	—	Pot Lights, Window, Hardwood Floor

GALLERY





LISTING AGENT

Pavel Shaganenko

KELLER WILLIAMS REFERRED URBAN REALTY

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Prepared for you on October 28, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.