



FOR SALE

DETACHED

MLS# C14128682

123 Rochester Avenue, Toronto, ON M4N 1N9

Bridle Path-Sunnybrook-York Mills, Toronto · M4N 1N9

C\$ 8,995,000

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

ABOUT THIS PROPERTY

A striking contemporary façade of limestone and brick establishes an impressive first impression, complemented by a private at-grade driveway, built-in garage and comprehensive snow-melt system servicing all walkways and the patio. Inside, refined transitional interiors are enhanced by soaring 10-foot ceilings on the main level, creating an atmosphere of understated elegance. The formal living and dining rooms offer sophisticated entertaining spaces, flowing seamlessly into an extraordinary rear great room anchored by a beautifully appointed eat-in kitchen and separate butler's pantry. A dramatic 17-foot wall of glass connects the family room to the landscaped grounds beyond, creating a seamless transition between indoor and outdoor living. Two dedicated main-floor offices provide exceptional flexibility for today's work-from-home lifestyle. The upper level accommodates 5 generously proportioned bedrooms, including an exceptional primary retreat designed as a private sanctuary. The fully finished lower level extends the home's living and leisure spaces, featuring radiant in-floor heating, media room and a well-appointed fitness area with sauna. Added convenience includes a spacious mudroom and direct access to the heated garage. Outdoors, the beautifully landscaped grounds reveal a private, resort-inspired oasis. A spectacular swimming pool and hot tub are complemented by an outdoor cabana with washroom and change room, while an expansive stone patio provides an elegant setting for entertaining, relaxing and enjoying the outdoors throughout the seasons. A remarkable family residence where architectural presence, thoughtful design and exceptional lifestyle amenities come together seamlessly. No expense spared in the quality and construction of this immaculate residence, gently lived in, builders own home and to be turned over like new.

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace
- ✓ New Build

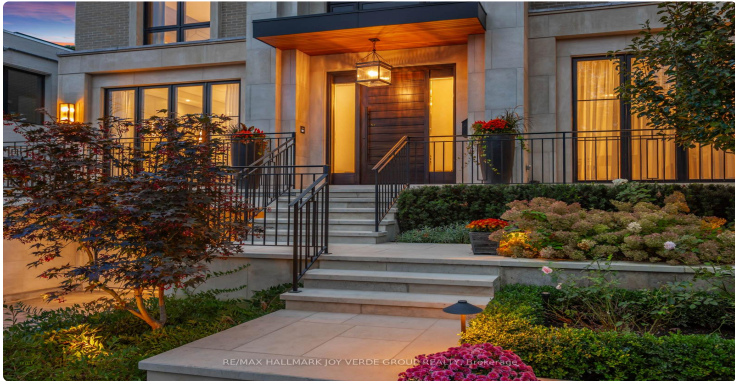
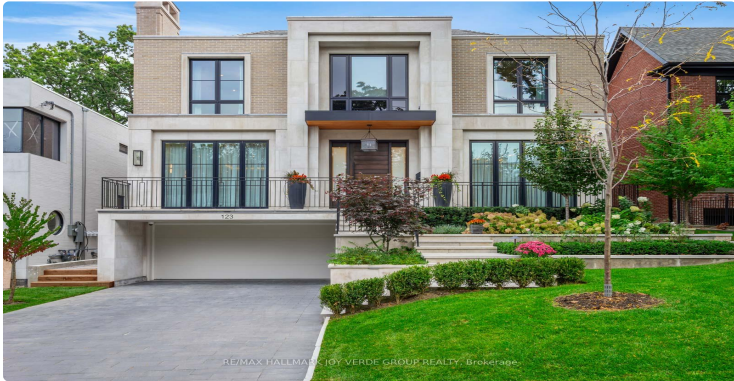
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	South
AGE	0-5 years
AREA RANGE	3500-5000 sqft
PARKING	6 spaces
ANNUAL TAX	\$35,299
POSTAL CODE	M4N 1N9
NEIGHBOURHOOD	Bridle Path-Sunnybrook-York Mills

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Fireplace, Hardwood Floor, Coffered Ceiling(s)
Dining Room	Main	—	Hardwood Floor, Coffered Ceiling(s), Panelled
Kitchen	Main	—	Quartz Counter, Eat-in Kitchen, Pantry
Family Room	Main	—	Walk-Out, Fireplace, Open Concept
Office	Main	—	Hardwood Floor, Panelled, B/I Shelves
Study	Main	—	Hardwood Floor, B/I Desk, Pot Lights
Primary Bedroom	Second	—	5 Pc Ensuite, Walk-In Closet(s), W/O To Balcony
Bedroom 2	Second	—	Hardwood Floor, 3 Pc Ensuite, Closet
Bedroom 3	Second	—	Hardwood Floor, Semi Ensuite, Closet
Bedroom 4	Second	—	Hardwood Floor, Semi Ensuite, Closet
Bedroom 5	Second	—	Hardwood Floor, 3 Pc Ensuite, Walk-In Closet(s)
Recreation	Basement	—	Hardwood Floor, Open Concept, 3 Pc Ensuite

GALLERY





LISTING AGENT

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Prepared for you on October 29, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.