

FOR SALE | SEMI-DETACHED | MLS# C14137390

31 Farnham Avenue, Toronto, ON M4V 1H6

Yonge-St. Clair, Toronto · M4V 1H6

C$ 2,949,000

4	3	2,250	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

An exceptional opportunity in the heart of Yonge & St. Clair. Set on an impressive extra-deep lot, this substantial 3-storey semi-detached century home offers over 3,000 sq ft of living space, generous principal rooms and a wealth of architectural character. Thoughtfully maintained and improved over the years, every renovation has been undertaken with an emphasis on quality materials, fine workmanship and meticulous attention to detail. The home features hardwood floors, an inviting open-concept living and dining room, and a separate eat-in kitchen with granite countertops, a matching granite table, large windows and premium Miele and Sub-Zero appliances. Four bedrooms provide excellent flexibility, including a spacious primary with walk-in closet and semi-ensuite access, and a versatile 2nd-floor bedroom, currently used as an office, with fireplace and custom built-ins. The 3rd-floor bedrooms offer additional privacy, including one with sliding-door walkout to an expansive rooftop deck. The beautifully finished lower level features a recreation room with a full-wall entertainment unit, wet bar with wine fridge, 3-piece bathroom, laundry/utility room and separate walkout entrance. Outdoors, discover a truly special mature woodland garden, where towering evergreens, perennials, shrubs, ivy and professionally designed stone patios create a remarkably private, tranquil oasis. Just 1 minute from Yonge Street, yet the backyard feels worlds away, like a retreat in the countryside. Enjoy multiple outdoor living spaces, including a deck off the living room and a rooftop terrace. A rare, city-permitted double-wide private driveway accommodates 2 cars. Ideally situated between St. Clair and Summerhill subway stations, with easy access to Yonge Street's shops, restaurants and amenities, and some of Toronto's most prestigious private schools. A wonderful opportunity to enjoy space, privacy and convenience in one of midtown Toronto's most desirable neighbourhoods.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Finished with Walk-Out
FACING	South
AREA RANGE	2000-2500 sqft
PARKING	2 spaces
ANNUAL TAX	$13,436
POSTAL CODE	M4V 1H6
NEIGHBOURHOOD	Yonge-St. Clair

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	B/I Appliances, Eat-in Kitchen, Large Window
Dining Room	Main	—	Combined w/Living, Recessed Lighting, Hardwood Floor
Living Room	Main	—	W/O To Deck, Sliding Doors, Hardwood Floor
Foyer	Main	—	B/I Closet, Slate Flooring, Glass Block Window
Primary Bedroom	Second	—	Walk-In Closet(s), South View, Hardwood Floor
Bedroom 2	Second	—	B/I Desk, Fireplace, Hardwood Floor
Bedroom 3	Third	—	Casement Windows, B/I Closet, Hardwood Floor
Bedroom 4	Third	—	W/O To Deck, B/I Closet, Hardwood Floor
Recreation	Lower	—	Wet Bar, W/O To Patio, Hardwood Floor
Laundry	Lower	—	Laundry Sink, B/I Shelves, Tile Floor

GALLERY


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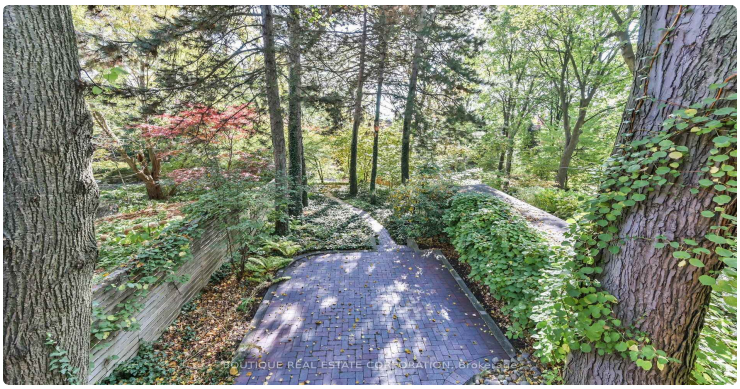

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LISTING AGENT

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Prepared for you on November 2, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.