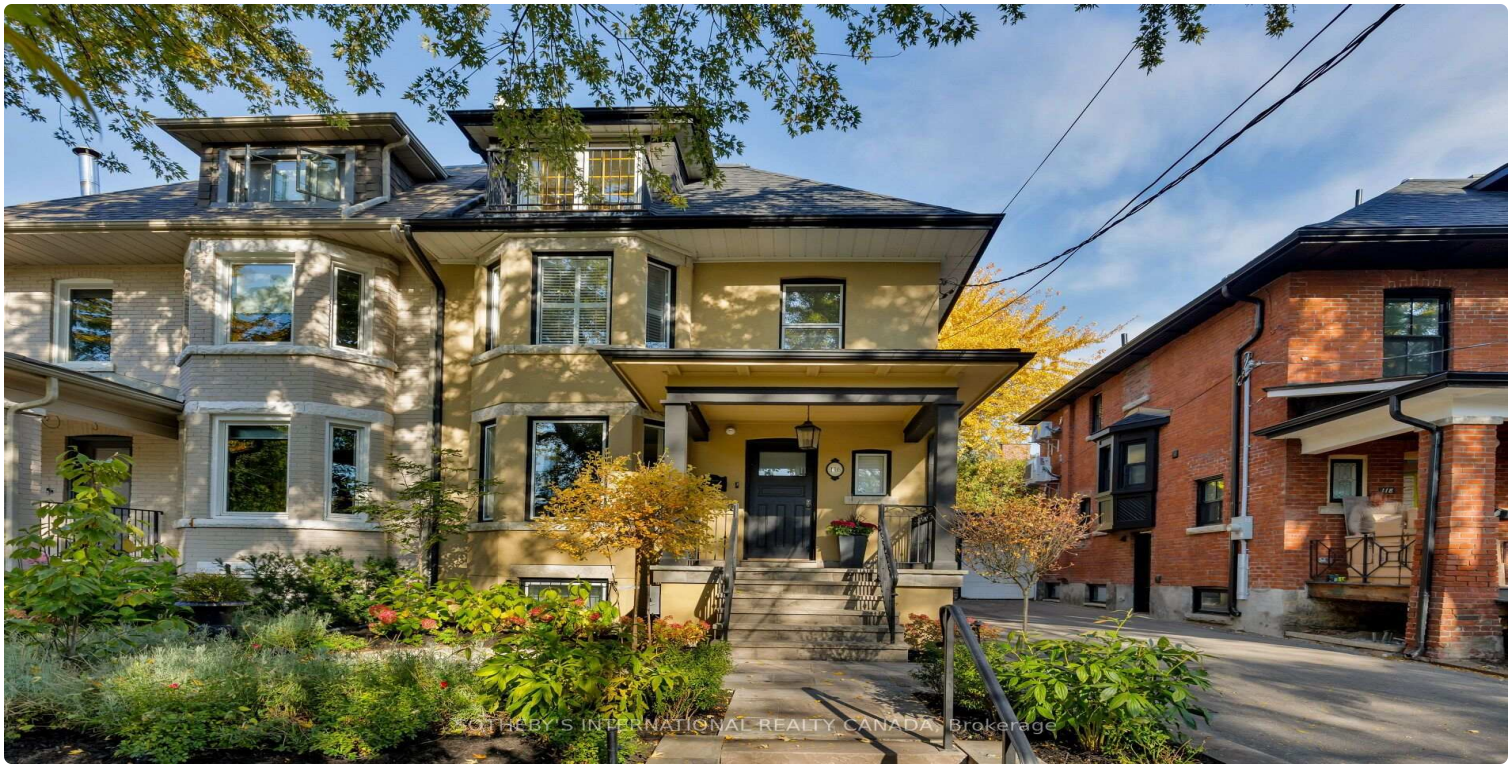


FOR SALE | SEMI-DETACHED | MLS# C14137768

116 Pricefield Road, Toronto, ON M4W 1Z9

Rosedale-Moore Park, Toronto · M4W 1Z9

C$ 3,150,000

5	4	2,250	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

116 Pricefield Road is a distinguished 3-storey semi-detached residence on a 30.33-foot lot in a prime Toronto neighbourhood. Updated and beautifully maintained, this home features four bedrooms, four bathrooms, a 2nd-floor library, two gas fireplaces, hardwood floors, and premium custom built-ins. The main floor offers a gracious living room with a gas fireplace and south-facing bay window. The open dining area includes a custom bar cupboard and sideboard. At the heart of the home, the chef's kitchen showcases a custom design by Yorkville Design Centre and Downsview Kitchens with premium integrated appliances. Frosted-glass sliding doors open to the family room, where a skylight enhances natural light and a custom media unit provides generous storage. Built-in ceiling speakers run throughout the main floor, which walks out to a deck and private landscaped garden with a 2-person hot tub. The 2nd floor features three bedrooms, a 4-piece bathroom, and an inviting library/den with a gas fireplace, custom bookshelves/cabinets and a south-facing bay window. Occupying the entire 3rd floor, the primary suite offers a private sanctuary. The spacious bedroom is complemented by a luxurious 6-piece ensuite, a walk-in closet, additional wall-to-wall closets, and a south-facing Juliet balcony. The finished lower level provides flexible space for a media room or gym, alongside a laundry room and a 4-piece bathroom with heated floors and a steam shower. Outside, the property includes a wide driveway (right of way), a detached 1-car garage, and tandem parking for a 2nd vehicle. The premier location is within walking distance of the Toronto Lawn Tennis Club, York Racquets Club, B&R Club of Toronto, Summerhill and Rosedale subway stations, the flagship LCBO, and Yonge Street's top boutiques and restaurants. Highly regarded public and private schools further enhance this ideal family home.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Park
- ✓ Public Transit
- ✓ Ravine
- ✓ School

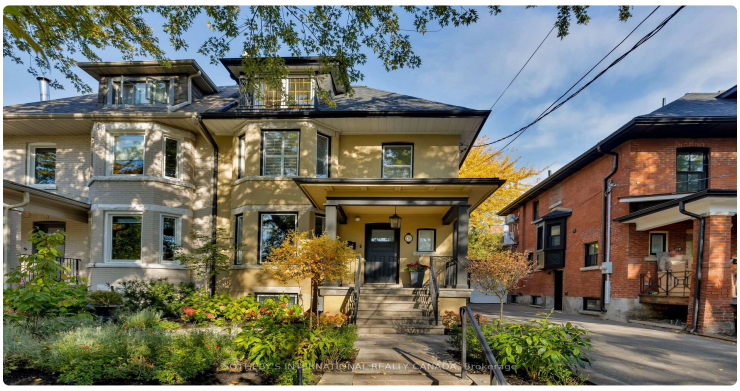
PROPERTY DETAILS

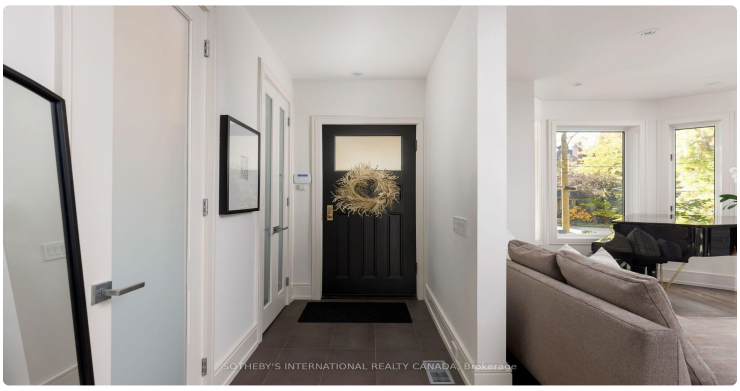
PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Separate Entrance, Finished
FACING	South
AREA RANGE	2000-2500 sqft
PARKING	2 spaces
ANNUAL TAX	$15,722
POSTAL CODE	M4W 1Z9
NEIGHBOURHOOD	Rosedale-Moore Park

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Bay Window, Gas Fireplace
Dining Room	Main	—	Hardwood Floor, Combined w/Living, B/I Bar
Kitchen	Main	—	Tile Floor, Panelled, Stainless Steel Appl
Family Room	Main	—	Tile Floor, Skylight, W/O To Deck
Bedroom 2	Second	—	Hardwood Floor, Window, Closet
Bedroom 3	Second	—	Hardwood Floor, Window, Double Closet
Bedroom 4	Second	—	Hardwood Floor, Window, W/O To Deck
Library	Second	—	B/I Shelves, Gas Fireplace, Bay Window
Primary Bedroom	Third	—	Hardwood Floor, Ensuite Bath, Juliette Balcony
Media Room	Basement	—	Broadloom, Above Grade Window, 3 Pc Bath
Laundry	Basement	—	Tile Floor, Linen Closet, Laundry Sink

GALLERY

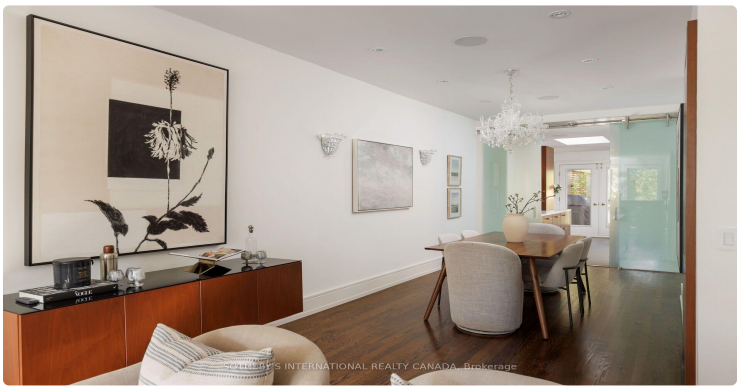
















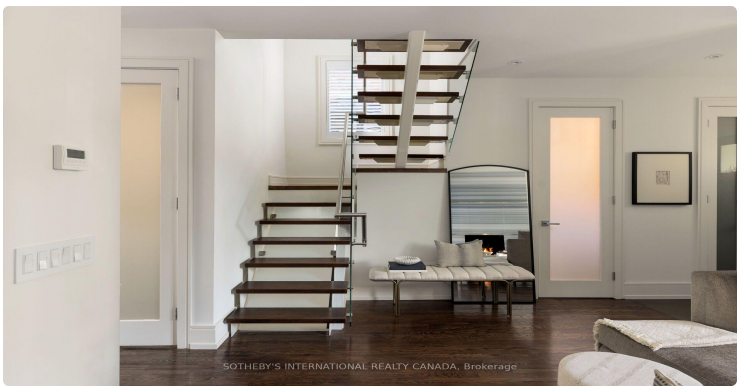

SOTHEBY'S INTERNATIONAL REALTY CANADA, Brokerage


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LISTING AGENT

Pavel Shaganenko

SOTHEBY'S INTERNATIONAL REALTY CANADA

Email: pshaganenko@gmail.com

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.