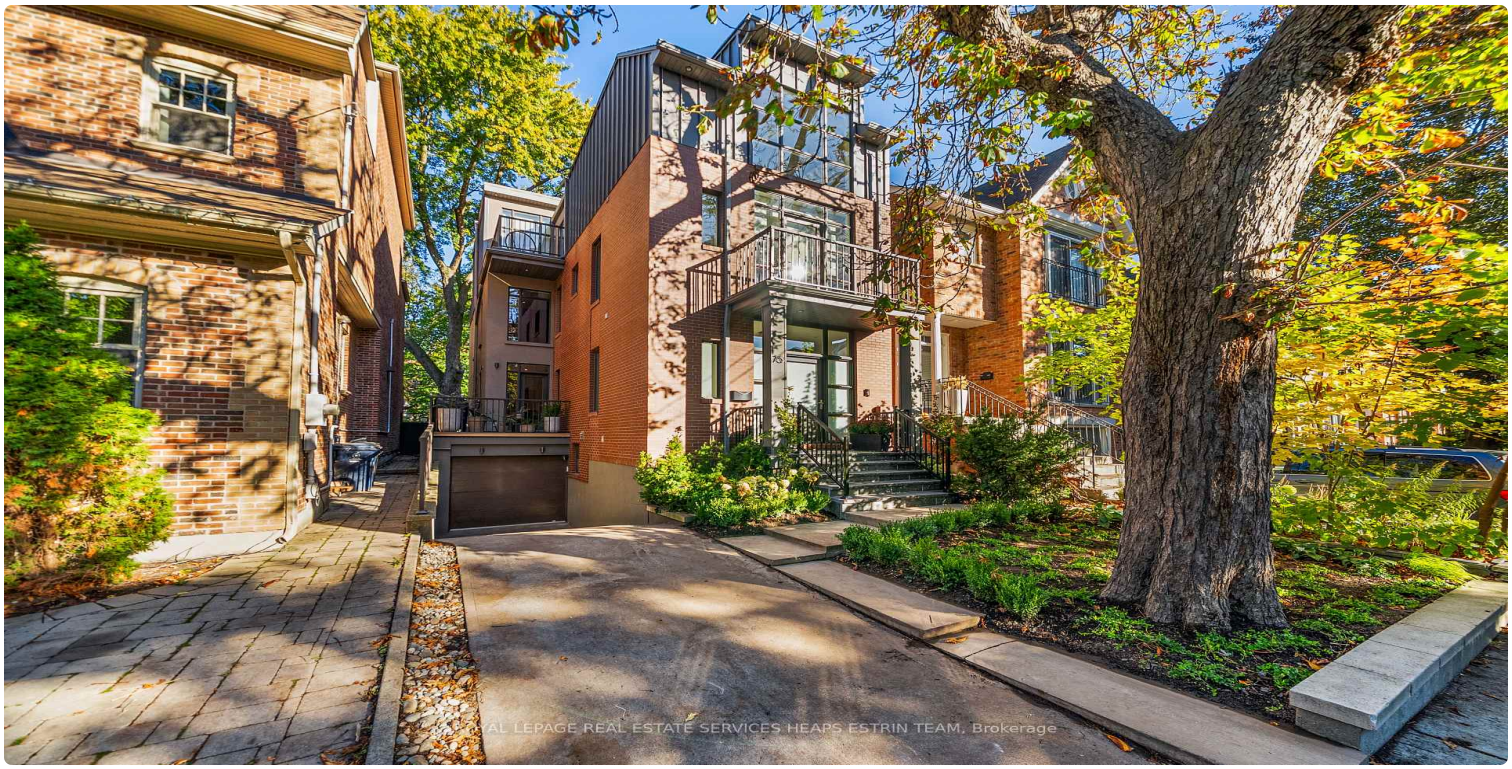


FOR SALE | DETACHED | MLS# C14139914

76 Macpherson Avenue, Toronto, ON M5R 1W8

Annex, Toronto · M5R 1W8

C$ 4,995,000

4	5	3,250	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Commanding a premier address on one of Summerhill's most sought-after streets, this distinguished three-storey detached residence is defined by its stately brick façade and beautifully manicured gardens. Over 4,100 sq ft of finished living space spans four levels on a 25 x 120 ft lot, with four bedrooms, five bathrooms, elegant finishes, smart home technology and abundant natural light. Rare three-car parking, a private heated driveway and five balconies add exceptional appeal. The main floor is designed for entertaining: an elegant dining room flows into a light-filled kitchen with an oversized centre island, stainless steel appliances, a pantry and a walkout to the terrace. The spectacular sunken living room features a gas fireplace and French doors to the rear patio and gardens, with pot lights and integrated ceiling speakers throughout. The second floor offers a serene primary retreat with gas fireplace, private balcony, walk-in closet and a luxurious ensuite with limestone shower and double vanity. A versatile den and office, a second bedroom with its own balcony, a four-piece bath and laundry complete the level. The third floor features two generous bedrooms, one with two walkouts to a nearly 20 ft balcony, a family room with private terrace and a four-piece bath with freestanding soaker tub. The lower level offers high ceilings, heated floors, a recreation room with fireplace, ideal as a gym, playroom or media lounge, a three-piece bath and direct access to the heated garage. The fully fenced rear garden is a private sanctuary with mature trees, a patio for lounging and dining, and ample green space. Steps to top schools, Summerhill and Rosedale stations, and the fine dining and boutiques of Yonge Street and Yorkville. Summerhill living at its finest.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Park
- ✓ Public Transit
- ✓ Fenced Yard
- ✓ School
- ✓ Hospital

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Full
FACING	North
AREA RANGE	3000-3500 sqft
PARKING	3 spaces
ANNUAL TAX	$21,607
POSTAL CODE	M5R 1W8
NEIGHBOURHOOD	Annex

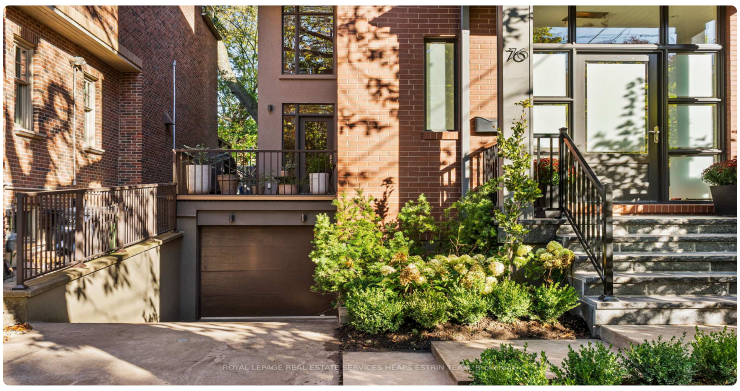
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES

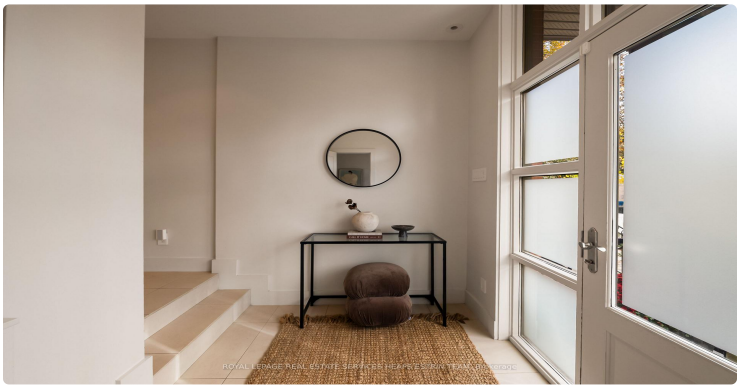
Foyer	Main	—	2 Pc Bath, Pot Lights, Heated Floor
Dining Room	Main	—	Pot Lights, Large Window, B/I Closet
Kitchen	Main	—	Stainless Steel Appl, W/O To Terrace, Eat-in Kitchen
Living Room	Main	—	Gas Fireplace, Built-in Speakers, W/O To Patio
Primary Bedroom	Second	—	Gas Fireplace, 4 Pc Ensuite, W/O To Terrace
Den	Second	—	Hardwood Floor, Combined w/Office, Large Window
Bedroom 2	Second	—	Pot Lights, 4 Pc Bath, W/O To Terrace
Bedroom 3	Third	—	Broadloom, B/I Closet, W/O To Terrace
Family Room	Third	—	Hardwood Floor, W/O To Terrace, 4 Pc Bath
Bedroom 4	Third	—	Broadloom, Closet, Large Window
Recreation	Lower	—	Heated Floor, Fireplace, 3 Pc Bath

GALLERY

































LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM

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.