

FOR SALE | SEMI-DETACHED | MLS# C14142050

36 Macpherson Avenue, Toronto, ON M5R 1W8

Annex, Toronto · M5R 1W8

C$ 3,995,000

5	4	2,250	0	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

The Essence of Summerhill. Exceptional from top to bottom, this Macpherson showpiece offers over 3000sqft of immaculately considered living space, designed with family life in mind. Perfectly positioned just steps to Yonge St, with the best of Summerhill's shops, restaurants, and everyday essentials at your doorstep. Designed by Mazen Studio, featuring a custom solid oak kitchen with Calacatta Vagli stone and Thermador appliances, a sun-filled living room with custom Nero Marquina marble fireplace, and a striking main-floor powder room with a one-piece custom Calacatta Vagli sink and heated floors. Custom millwork and integrated storage carry throughout. Designed for family life, the upper levels offer an exceptional floor plan. An oversized office and family room is flooded with natural light from a wall of bay windows, with custom built-ins throughout and a second custom marble gas fireplace. Both bedrooms feature custom double closets, with the second bedroom opening onto a large private terrace. The beautifully finished bathroom includes a deep soaker tub, heated floors and custom linen storage.The 3rd floor primary retreat is grand and light filled, with vaulted ceilings and a skylight.The spa-like 5-piece ensuite features an oversized rain shower, heated floors, a freestanding soaker tub and separate water closet - alongside a custom walk-in closet. The bright lower level offers a spacious rec room, wet bar with built-in fridge, 5th bedroom potential, 3 piece bath, spacious laundry room and a striking glass enclosed 400-bottle wine cellar with Sapele mahogany racking.The backyard features an expansive cedar deck with integrated lighting, natural stone hardscaping and a secure gated entrance - creating a private outdoor retreat. An exceptional location just steps to Yorkville, parks and ravines, with prestigious private clubs (Toronto Lawn Tennis Club, B&R, York Racquets) and private schools (Branksome Hall, The York School, UCC) all within walking distance.

FEATURES

- ✓ Basement
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Library
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Finished
FACING	North
AREA RANGE	2000-2500 sqft
ANNUAL TAX	$15,569
POSTAL CODE	M5R 1W8
NEIGHBOURHOOD	Annex

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Fireplace, Picture Window, Hardwood Floor
Dining Room	Main	—	Open Concept, Hardwood Floor, Built-in Speakers
Kitchen	Main	—	B/I Appliances, Marble Counter, Family Size Kitchen
Office	Second	—	Fireplace, B/I Bookcase, Hardwood Floor
Bedroom 2	Second	—	Double Closet, W/O To Terrace, Hardwood Floor
Bedroom 3	Second	—	Double Closet, Hardwood Floor
Primary Bedroom	Third	—	Walk-In Closet(s), 5 Pc Bath, Vaulted Ceiling(s)
Bedroom 5	Lower	—	Concrete Floor
Recreation	Lower	—	Wet Bar, Hardwood Floor, Window
Laundry	Lower	—	B/I Shelves, Stone Counters

GALLERY


SAGE REAL ESTATE LIMITED, Brokerage



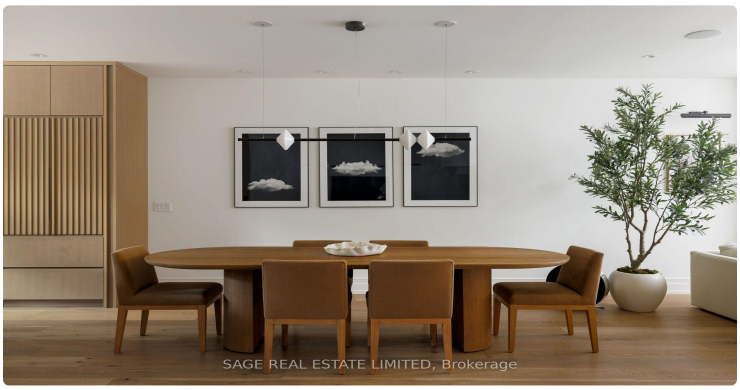

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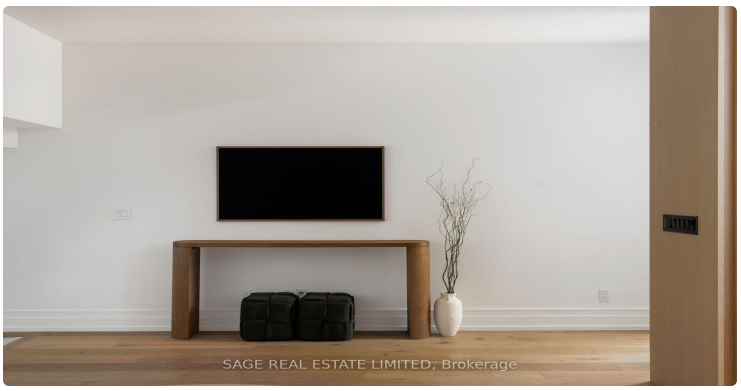

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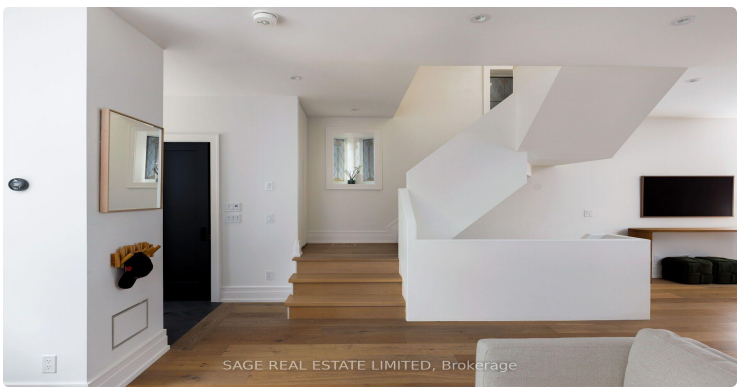

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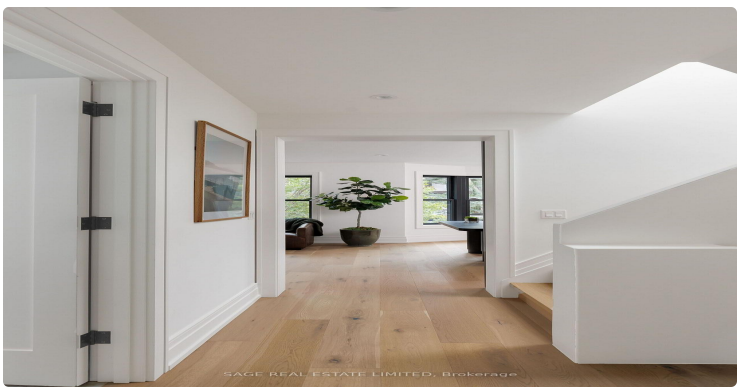

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LISTING AGENT

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Prepared for you on November 3, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.