



FOR SALE

DETACHED

MLS# E13782306

39 Derwyn Road, Toronto, ON M4J 4N1

East York, Toronto · M4J 4N1

C\$ 2,499,000

6	5	2,750	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 39 Derwyn Road, a truly bespoke luxury residence where sophisticated architecture, premium finishes, advanced technology, exceptional functionality, and uncompromising craftsmanship come together in an extraordinary custom-built home. Built by a premier Tarion-registered builder as his own personal home, this spectacular property offers approximately 4,000 sq. ft. of thoughtfully designed living space, including a legal two-bedroom basement suite. A stunning foyer welcomes you with large-format white porcelain tile and heated flooring extending throughout the main level. The exquisite Scavolini Italian kitchen features quartz countertops and backsplash, complemented by built-in JennAir appliances, including panelled refrigerator and freezer. The open-concept dining and family rooms showcase custom tray ceilings, LED lighting, built-in speakers, and expansive sliding doors leading to a premium composite deck with frameless glass railings. Exceptional details include aluminum-clad windows and doors, 8-ft solid wood interior doors, poplar trim, multi-zone radiant in-floor heating, automated blinds, and a centralized app-controlled Sonos whole-home audio system with Paradigm CI Pro speakers. Cat6 wiring, in-ceiling Wi-Fi boosters, and automation-ready infrastructure complete the home's smart-living experience. An impressive open-riser staircase with glass railings and LED lighting rises beneath multiple skylights. The primary retreat features a French balcony, custom walk-in closet, additional full-wall storage, and a spa-inspired ensuite with Scavolini vanity, oversized glass shower, and soaker tub. The second bedroom offers a private ensuite and floor-to-ceiling windows, while the third features a private balcony. The lower level offers heated polished concrete floors and a legal two-bedroom apartment with separate kitchen, laundry, full bath, oversized windows, and walkout to the private fenced backyard and interlocked patio.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Hospital
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School
- ✓ Fenced Yard
- ✓ Park

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	East
AREA RANGE	2500-3000 sqft
PARKING	3 spaces
ANNUAL TAX	\$12,955
POSTAL CODE	M4J 4N1
NEIGHBOURHOOD	East York

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Heated Floor, Double Closet, Glass Doors
Sitting	Main	—	Tile Floor, Built-in Speakers, Heated Floor
Kitchen	Main	—	B/I Appliances, Centre Island, Heated Floor
Dining Room	Main	—	Built-in Speakers, Tile Floor, Window Floor to Ceiling
Family Room	Main	—	Gas Fireplace, Heated Floor, W/O To Deck
Living Room	Main	—	Hardwood Floor, Window Floor to Ceiling, Built-in Speakers
Primary Bedroom	Second	—	Juliette Balcony, Walk-In Closet(s), 6 Pc Ensuite
Bedroom 2	Second	—	Large Closet, W/O To Balcony, 4 Pc Ensuite
Bedroom 3	Second	—	Large Window, Balcony, Semi Ensuite
Bedroom 4	Second	—	Large Window, Large Closet, Hardwood Floor
Laundry	Second	—	Window, Laundry Sink, Stainless Steel Appl
Office	Basement	—	Heated Floor, Concrete Floor, Pot Lights
Living Room	Basement	—	Heated Floor, Concrete Floor, Above Grade Window
Kitchen	Basement	—	Heated Floor, Concrete Floor, Quartz Counter
Dining Room	Basement	—	Heated Floor, Concrete Floor, Above Grade Window
Bedroom	Basement	—	Heated Floor, Concrete Floor, Above Grade Window
Bedroom	Basement	—	Heated Floor, Concrete Floor, Above Grade Window
Cold Room/Cantina	Basement	—	—

GALLERY





LISTING AGENT

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.