



ROYAL LEPAGE REAL ESTATE SERVICES LTD., Brokerage

FOR SALE

DETACHED

MLS# W13414022

1 Roof Garden Lane, Toronto, ON M6H 1R2

Dovercourt-Wallace Emerson-Junction, Toronto · M6H 1R2

C\$ 4,500,000

1	3	—	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Set within Toronto's vibrant Bloorcourt Village enclave, One Roof Garden Lane is a rare live-work loft conversion that seamlessly blends industrial heritage with contemporary design. Originally conceived as a warehouse, the building has been meticulously transformed into an expansive and highly adaptable loft environment, offering approximately 7,500 square feet of refined residential and commercial-style space. Defined by its authentic industrial character, soaring proportions, and thoughtful renovation, the property presents a singular opportunity for those seeking an architecturally significant space equally suited for living, creating, and entertaining. The most likely buyer is not simply shopping for square footage, they are seeking a distinctive urban asset with identity: a founder's private headquarters, a creative office, a design studio, a gallery, a showroom, a live-work residence, or a private event-oriented environment. The building can support immediate occupancy while preserving longer-term optionality and possible redevelopment. This space should not be overlooked as it would make an excellent headquarters, creative commercial use, hybrid residential-work programming, private events and studio operations.

FEATURES

✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Detached
FACING	East
AREA RANGE	5000 + sqft
PARKING	2 spaces
ANNUAL TAX	\$29,618
POSTAL CODE	M6H 1R2
NEIGHBOURHOOD	Dovercourt-Wallace Emerson-Junction

ROOM BREAKDOWN

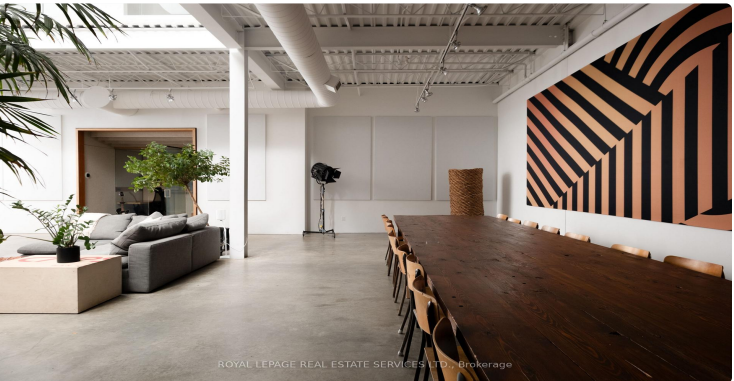
ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Ground	4.47 x 2.11	Concrete Floor, 2 Pc Bath, Closet
Living Room	Ground	11.89 x 5.36	Concrete Floor, Open Concept, Skylight
Dining Room	Ground	13.06 x 4.45	Concrete Floor, Open Concept, Combined w/Kitchen

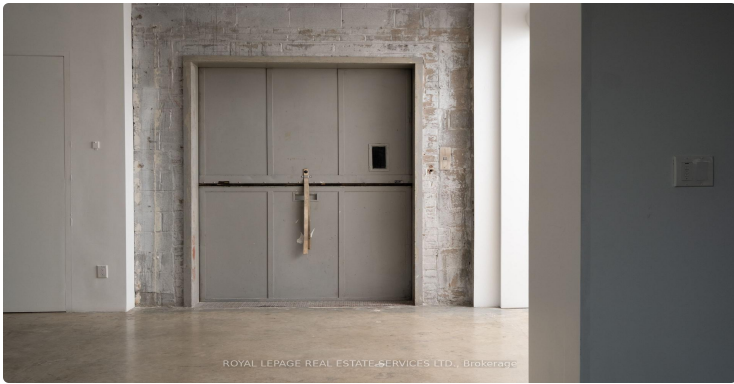
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ROOM	LEVEL	DIMENSIONS	FEATURES
Family Room	Ground	12.42 x 4.39	Concrete Floor, Open Concept, Window
Kitchen	Ground	4.80 x 3.25	Concrete Floor, Centre Island, Stainless Steel Appl
Primary Bedroom	Second	8.99 x 4.47	Concrete Floor, Open Concept, Walk-In Closet(s)
Bathroom	Second	4.17 x 4.09	Marble Floor, 4 Pc Bath, Soaking Tub
Media Room	Second	12.19 x 4.55	Concrete Floor, Open Concept, Overlooks Living
Bedroom 2	Second	7.11 x 5.87	Concrete Floor, Walk-In Closet(s), 3 Pc Ensuite
Sitting	Second	6.43 x 5.92	Concrete Floor, Open Concept, Overlooks Living
Exercise Room	Second	4.80 x 4.39	Concrete Floor, Open Concept, Window
Library	Second	—	Concrete Floor, Combined w/Sitting, B/I Bookcase
Laundry	Third	4.62 x 4.47	Concrete Floor, W/O To Roof, Window
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GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE REAL ESTATE SERVICES LTD.

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.