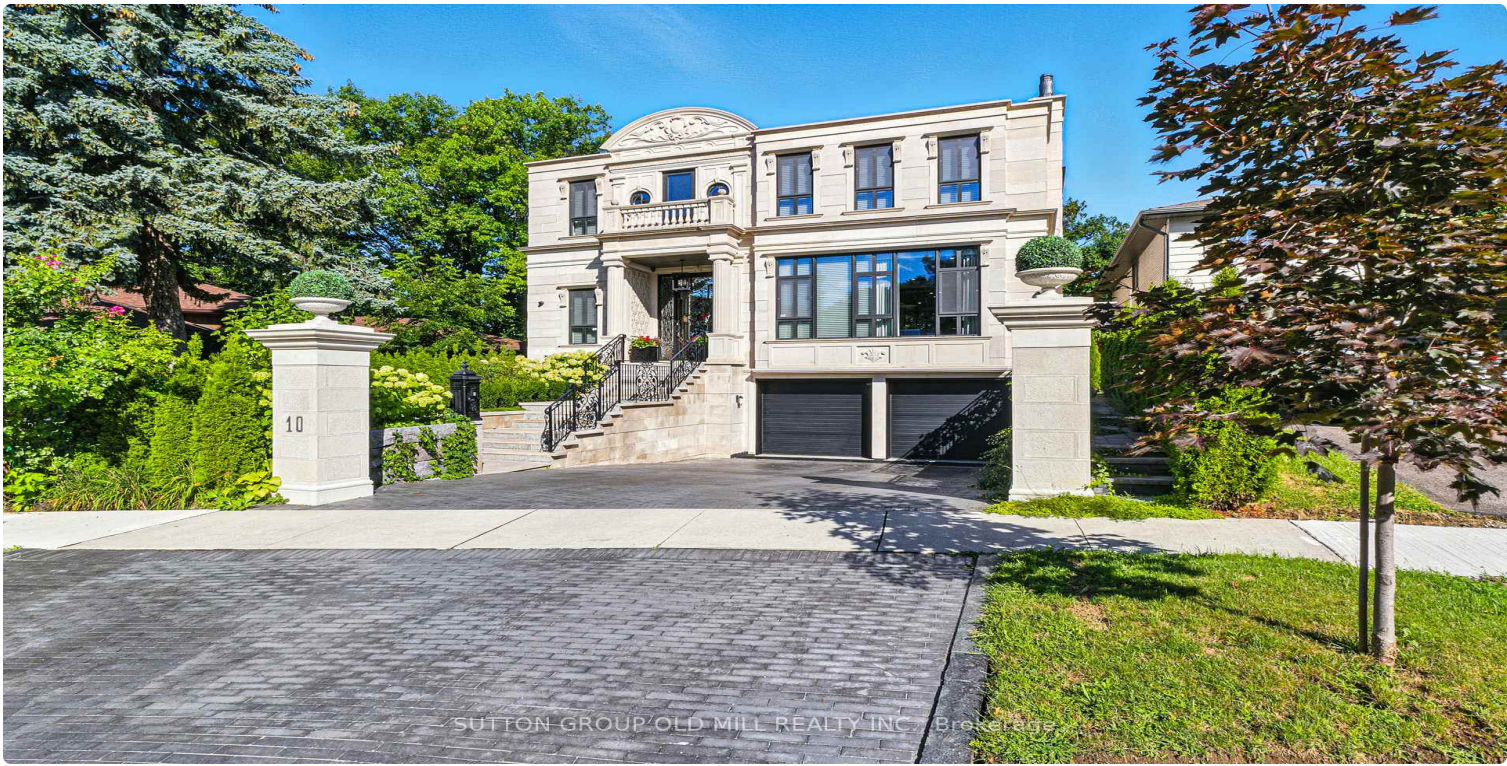




FOR SALE

DETACHED

MLS# W13609694

10 Hillavon Drive, Toronto, ON M9B 2P5

Princess-Rosehorn, Toronto · M9B 2P5

C\$ 4,599,000

4	6	4,250	7	0-5	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Experience timeless elegance in this extraordinary custom-built estate, thoughtfully designed for the owner's personal use with uncompromising European craftsmanship and exceptional attention to details. Inspired by classic French architecture while embracing contemporary luxury, this one-of-a-kind residence offers approximately 5,538 sq.ft. of impeccably designed living space. Situated on a premium pie-shaped lot , this stunning home features 4 spacious bedrooms, 6 luxuries bathrooms, and a rare 3 car garage. Soaring 11-foot ceilings on the main level and 9-foot ceilings on the upper and lower levels create a bright, open atmosphere throughout. Designed for both elegant entertaining and comfortable family living, the home showcases exquisite porcelain tile and engineered hardwood flooring, a spectacular Scavolini chef's kitchen and custom bar, and a full suite of premium Gaggenau appliances. Every space reflects superior craftsmanship, sophisticated design, and luxurious finishes rarely found in today's market. Resort style swimming pool, hot tub, outdoor barbecue and entertaining area with wood-burning fireplace, heated driveway and heated exterior walkways, architectural landscape lighting. Close to top-rated schools, parks, golf courses, shopping, major highways, Pearson International Airport, and downtown Toronto. A truly remarkable opportunity to own a residence where luxury, quality, and architectural excellence come together. Premium ravine lot.

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Greenbelt/Conservation
- ✓ Park
- ✓ Ravine
- ✓ Wooded/Treed
- ✓ Sloping
- ✓ New Build

PROPERTY DETAILS

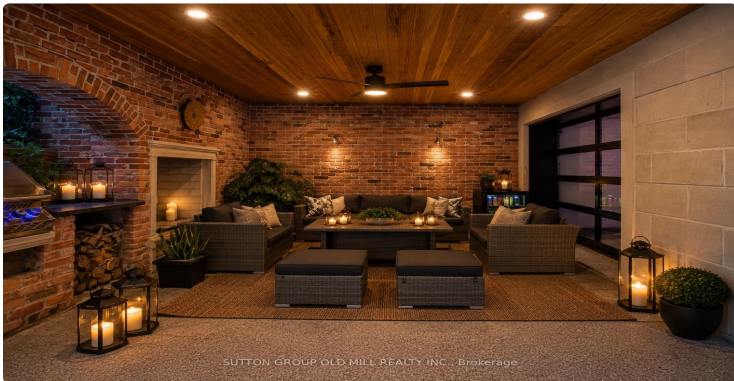
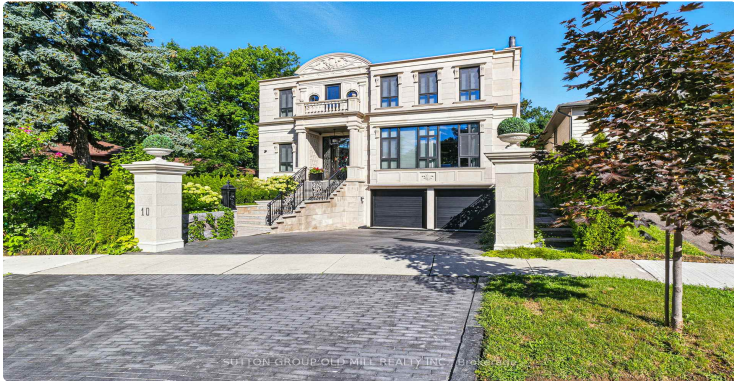
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	South
AGE	0-5 years
AREA RANGE	3500-5000 sqft
PARKING	7 spaces
ANNUAL TAX	\$16,942
POSTAL CODE	M9B 2P5
NEIGHBOURHOOD	Princess-Rosethorn

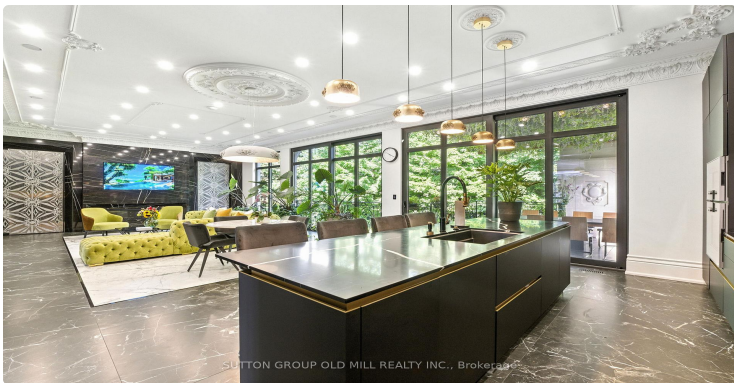
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
10 Hillavon Drive, Toronto, ON M9B 2P5			
SUTTON GROUP OLD MILL REALTY INC.			

Family Room	Ground	—	Open Concept, Overlooks Ravine, Heated Floor
Kitchen	Ground	—	B/I Appliances, W/O To Patio, Centre Island
Office	Ground	—	2 Way Fireplace, Crown Moulding, B/I Bookcase
Primary Bedroom	Second	—	5 Pc Ensuite, Walk-In Closet(s), Gas Fireplace
Bedroom 2	Second	—	3 Pc Ensuite, Walk-In Closet(s), Overlooks Backyard
Bedroom 3	Second	—	3 Pc Ensuite, Walk-In Closet(s), Overlooks Frontyard
Bedroom 4	Second	—	3 Pc Ensuite, Walk-In Closet(s), Overlooks Frontyard
Recreation	Lower	—	B/I Shelves, Heated Floor, W/O To Pool
—	—	—	—
—	—	—	—
—	—	—	—
—	—	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

SUTTON GROUP OLD MILL REALTY INC.

Email: pshaganenko@gmail.com

Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.