



FOR SALE

DETACHED

MLS# W13665400

2B Fairway Road, Toronto, ON M9A 5E9

Princess-Rosethorn, Toronto · M9A 5E9

C\$ 2,999,999

4	5	3,250	5	0-5	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Exceptional custom-built home in 2022 on a quiet, exclusive cul-de-sac moments from the renowned Islington Golf Club. This coveted pocket offers serenity and prestige, surrounded by lush greenery while remaining close to top-tier amenities, schools, and convenient city access. Crafted with quality and thoughtful design, the home showcases elevated finishes, refined details, Liberty custom cabinetry, and Universal light fixtures throughout. Expansive windows and impressive ceiling heights create a bright, open atmosphere. Designed for entertaining and everyday comfort, the home features elegant principal spaces, including a standout dining area with dramatic double-height ceiling lines and statement lighting. The gourmet open-concept kitchen features an elegant centre island, a Wolf gas range/cooktop, built-in KitchenAid microwave and wall oven, panelled Sub-Zero refrigerator, and Fisher & Paykel dishwasher, flowing effortlessly to a private garden environment. The primary bedroom serves as a private retreat overlooking the backyard, complete with a luxury ensuite and walk-in closet. For daily convenience, the home includes a functional mudroom with direct access from both the side entrance and garage, as well as a Whirlpool washer and dryer on the lower level. The golf course at the end of the street offers direct views and private access to Islington Golf Club. Easy highway access provides a quick commute to downtown Toronto and major routes. Nearby amenities include Chestnut Hill Park and KCS (Kingsway College School), with shopping and transit minutes away. Perfect for families, professionals, or golf enthusiasts seeking privacy, prestige, and effortless city access.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Golf
- ✓ Library
- ✓ Park
- ✓ Rec./Commun.Centre
- ✓ School
- ✓ Cul de Sac/Dead End
- ✓ New Build

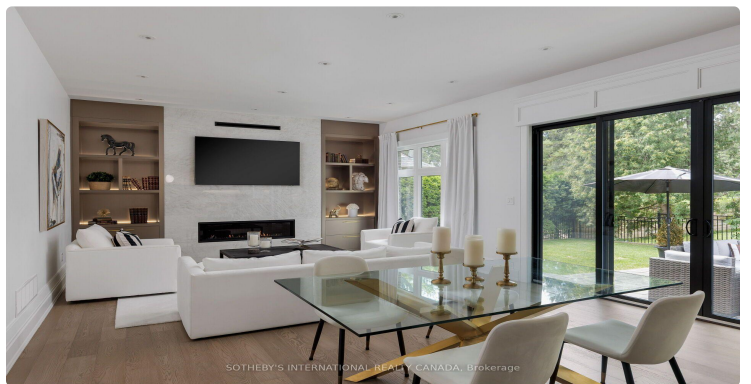
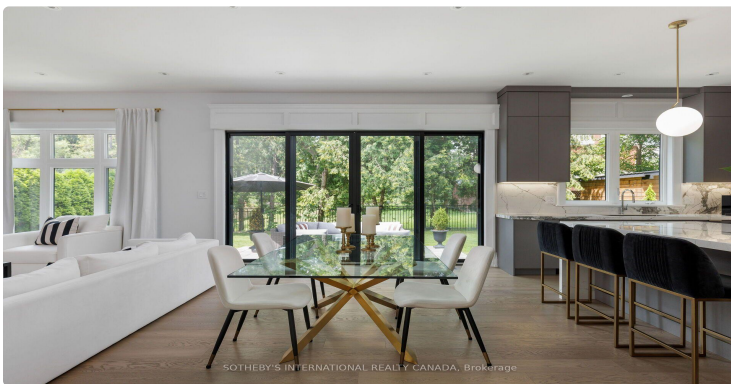
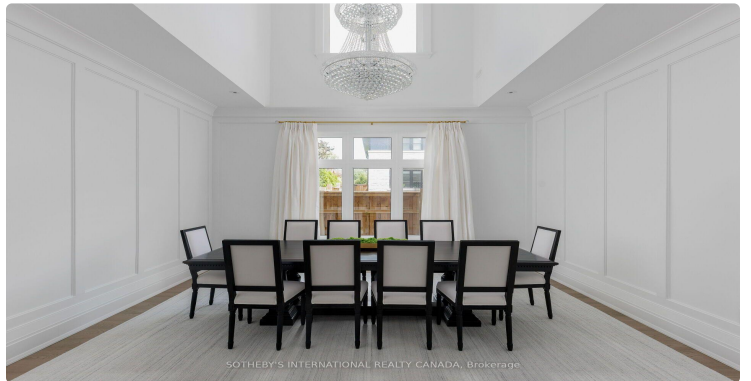
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	South
AGE	0-5 years
AREA RANGE	3000-3500 sqft
PARKING	5 spaces
ANNUAL TAX	\$6,175
POSTAL CODE	M9A 5E9
NEIGHBOURHOOD	Princess-Rosethorn

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Office	Ground	—	Separate Room, Picture Window, Hardwood Floor
Family Room	Main	—	W/O To Yard, Gas Fireplace, B/I Shelves
Mud Room	Ground	—	Access To Garage, Closet, Stone Floor
Office	Main	—	Hardwood Floor, Glass Doors, Picture Window
Living Room	Ground	—	Gas Fireplace, W/O To Yard, Hardwood Floor
Kitchen	Main	—	Stainless Steel Appl, B/I Appliances, Centre Island
Kitchen	Ground	—	B/I Appliances, Centre Island, Family Size Kitchen
Breakfast	Main	—	Open Concept, Hardwood Floor, W/O To Yard
Dining Room	Ground	—	Formal Rm, Vaulted Ceiling(s), Separate Room
Primary Bedroom	Second	—	4 Pc Ensuite, Walk-In Closet(s), Overlooks Backyard
Breakfast	Ground	—	W/O To Yard, Hardwood Floor
Bedroom 2	Second	—	4 Pc Ensuite, Walk-In Closet(s), Overlooks Frontyard
Primary Bedroom	Second	—	4 Pc Ensuite, Walk-In Closet(s), Hardwood Floor
Bedroom 3	Second	—	Double Closet, Overlooks Frontyard, Hardwood Floor
Bedroom	Second	—	Double Closet, Picture Window, Hardwood Floor
Recreation	Basement	—	Gas Fireplace, Hardwood Floor, B/I Shelves
Bedroom	Second	—	4 Pc Ensuite, Walk-In Closet(s), Hardwood Floor
Bedroom	Basement	—	Closet, Window, Hardwood Floor
Laundry	Basement	—	Stone Floor, B/I Shelves, Laundry Sink
Dining Room	Main	—	Vaulted Ceiling(s), Wood Trim, Separate Room
Recreation	Basement	—	Fireplace, Hardwood Floor, Large Window
Laundry	Basement	—	Double Sink, Window, Hardwood Floor
Office	Basement	—	Hardwood Floor, Large Window
Other	Basement	—	—
Other	Basement	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

SOTHEBY'S INTERNATIONAL REALTY CANADA

Email: pshaganenko@gmail.com

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.